



CHURCHILL
estates

Bettons Park, Stratford

£285,000

Tenure: Leasehold

Floor Area: 718.00 sq ft

Local Authority: Newham

Council Tax Band: B

Bedrooms : 2

Receptions : 1

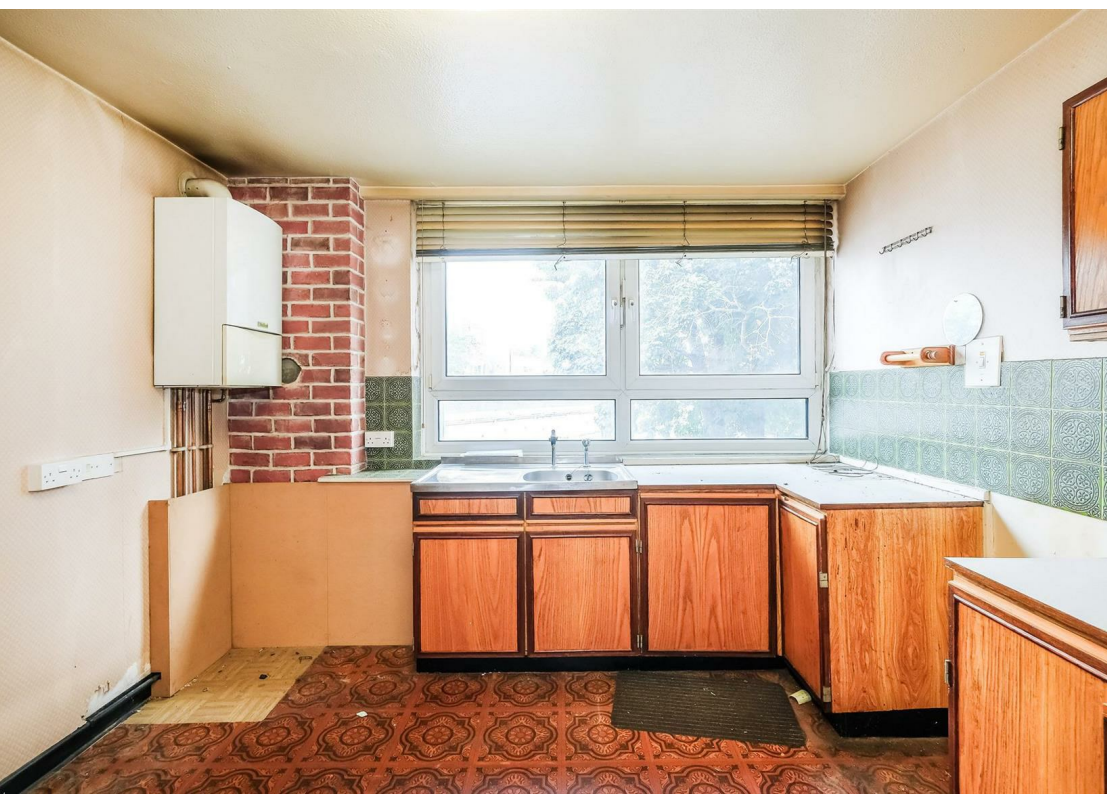
Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive 2002/91/EC







Churchill Estates are delighted to offer this first floor two bedroom flat, ideally located on a quiet residential street in the heart of Stratford.

This property offers a fantastic opportunity for first time buyers, investors or those seeking to add value. Benefitting from no onward chain and a long lease of 105 years remaining.

The accommodation comprises a bright and spacious reception room with large windows, a separate kitchen, two well proportioned bedrooms and generously sized bathroom complemented by a separate W/C.

While the property would benefit from full modernisation the generous layout provides the perfect canvas to create a stylish and comfortable home.

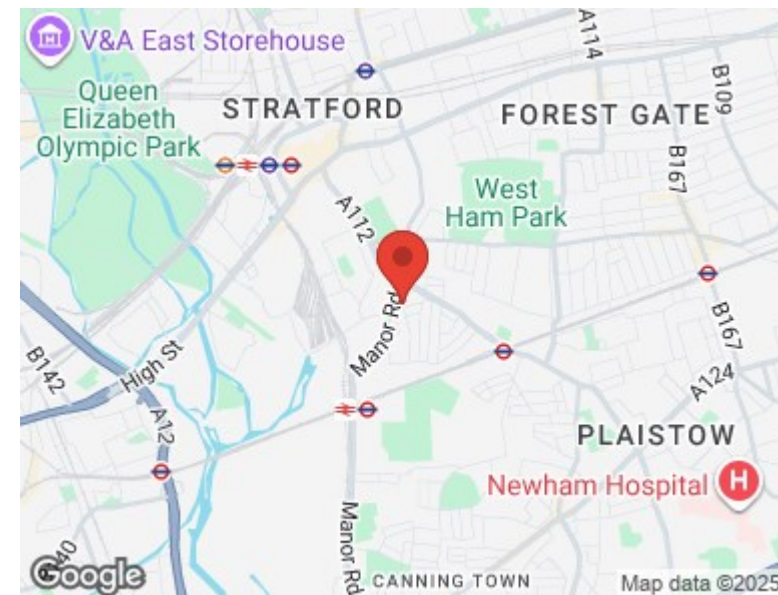
Externally, residents have access to communal gardens and ample street parking. The location is peaceful and residential yet close to a wide range of local amenities.

Transport connections are excellent with Abbey Road station (0.3 miles), West Ham station (0.5 miles) and Stratford station (0.9 miles) away respectively, as well as access to Westfield Stratford City Shopping Centre.

For more information or to arrange a viewing please contact the office at your earliest convenience to avoid disappointment.

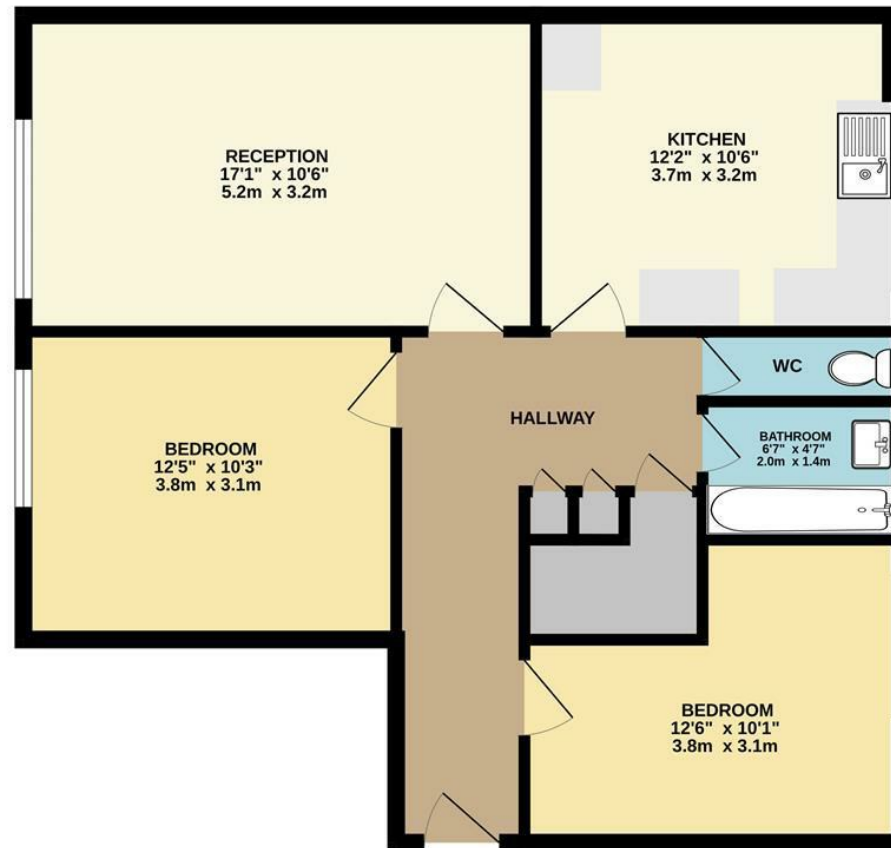
Service Charge: £1,674.60 pa

Ground Rent: £10 pa





FIRST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **020 8989 0011**