



Rick Roberts Way, Stratford, E15 2FP Offers In Excess Of £450,000

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****EWS1 CERTIFICATE GRANTED - SPACIOUS APARTMENT WITH TWO BATHROOMS, IN A MODERN DEVELOPMENT, WITH ALLOCATED UNDERGROUND PARKING, LOCATED IN THE HIGHLY DESIRABLE STRATFORD AREA****

OC Homes is delighted to present a beautifully presented tenth-floor, spacious apartment with two double bedrooms, one with ensuite, and floor-to-ceiling windows producing abundant natural light throughout and views across the London skyline, situated in the heart of Stratford.

The apartment benefits from a modern kitchen with built-in appliances opening to a large lounge with floor-to-ceiling windows.

The building has a security entrance system, an enclosed communal garden/terrace, and is ideally located within a short walk of Westfield Shopping Centre, the Olympic Park with Crossrail, Stratford DLR, and underground/overground stations.

- EWS1 CERTIFICATE IN PLACE
- UNDERGROUND ALLOCATED PARKING
- COMMUNAL GARDEN/TERRACE
- LIFT ACCESS
- TENTH FLOOR
- SECURE INTERCOM ENTRY
- MODERN DEVELOPMENT
- LARGE APARTMENT
- BIKE STORAGE

Viewing

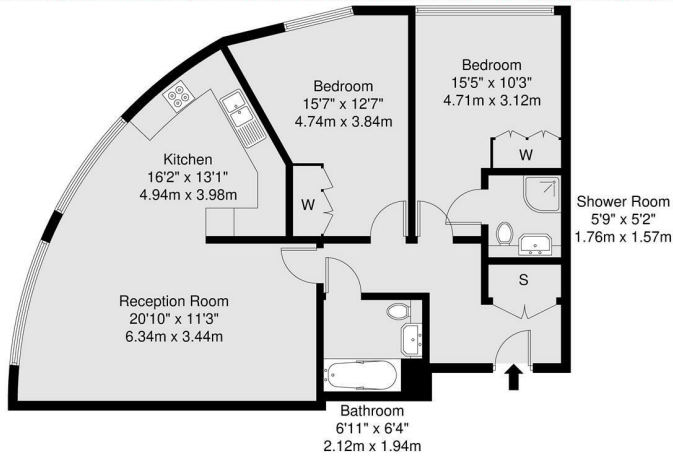
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





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GROSS INTERNAL AREA
78.4 sq m / 844 sq ft



GROSS INTERNAL AREA (GIA)
78.4 sq m / 844 sq ft

TOTAL STORAGE SPACE
2.8 sq m / 30 sq ft

EXTERNAL STRUCTURAL FEATURES
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating

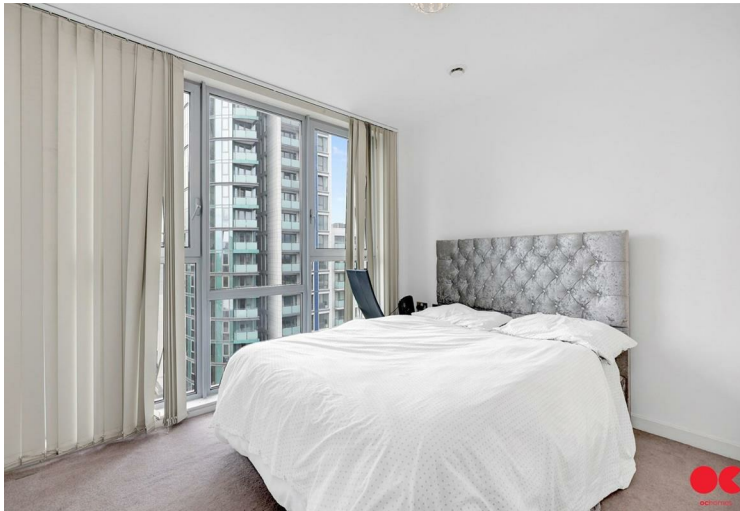
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-37) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-37) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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