



## Rick Roberts Way, Stratford, E15 2FP Offers In Excess Of £350,000



\*\* MODERN 1 BED APARTMENT IN STRATFORD WITH LARGE BALCONY AND SUPERB VIEWS  
\*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes is delighted to present to the sales market, this beautifully presented sixth-floor, modern apartment with large private balcony and stunning views of the London skyline. Accommodation comprises; entrance hallway, a wonderfully spacious open plan living area with fitted kitchen, great size double bedroom, modern three piece bathroom, and a full length private balcony with access from both living room and bedroom. There are floor-to-ceiling windows which flood the property with natural light throughout and it boasts superb views across the London skyline.

The apartment is situated in the heart of Stratford and boasts a number of local amenities and transport links. The building has a security entrance system, an enclosed communal garden/terrace, secure bicycle storage room and is ideally located within a short walk of Westfield Shopping Centre, the Olympic Park with Elizabeth Line, Stratford DLR, and underground/overground stations. To arrange a viewing, please call the OC Homes sales team now.

- SIXTH FLOOR APARTMENT
- EWS1 CERTIFICATE IN PLACE
- FULL LENGTH PRIVATE BALCONY
- EXCELLENT CONDITION THROUGHOUT
- SUPERB TRANSPORT LINKS
- COMMUNAL TERRACE / GARDEN AREA
- IDEAL FIRST TIME PURCHASE
- STUNNING VIEWS ACROSS LONDON
- SECURE BICYCLE STORAGE ROOM
- LOTS OF LOCAL AMENITIES

### Viewing

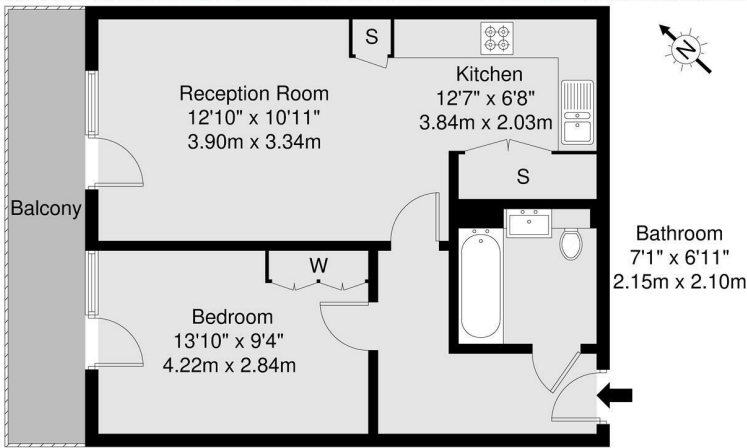
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Rick Roberts Way, E15

GROSS INTERNAL AREA  
50 sq m / 538 sq ft



GROSS INTERNAL AREA (GIA)  
The figure in this column  
50 sq m / 538 sq ft

TOTAL STORAGE SPACE  
Storage in the property  
2.5 sq m / 26 sq ft

EXTERNAL STRUCTURAL FEATURES  
Balcony, Kitchen, Shower, Washroom etc.  
8.1 sq m / 87 sq ft

RESTRICTED HEAD HEIGHT  
Rooms with a head height of  
0.0sq 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	81	81
(69-80) C		
(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

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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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