



## Gerry Raffles Square, Stratford, E15 1BG

### Offers In Excess Of £325,000



\*\* TWO BED APARTMENT WITH PARKING IN THE HEART OF STRATFORD - CHAIN FREE \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes are delighted to present to the sales market, this two bedroom apartment on the third floor of this secure development with concierge and underground parking in the heart of Stratford. The property is offered chain free and boasts a lovely private balcony with views over the Square below, as well as an allocated underground car parking space. Accommodation comprises; reception room with private balcony, modern kitchen, two bedrooms (one with direct access to bathroom), and a modern three piece bathroom suite.

Situated on the third floor of this popular development, the property is located ideally in the centre of Stratford by the iconic Theatre Royal, offering excellent transport links into the City and Canary Wharf via Stratford Tube Station, as well as a host of amazing local amenities within Stratford Westfield Shopping Centre and numerous bars and restaurants in the vicinity. The development offers secure phone entry system, 24 hour concierge service and an underground car park. The property is ideal for either first time buyer or buy to let investor and is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

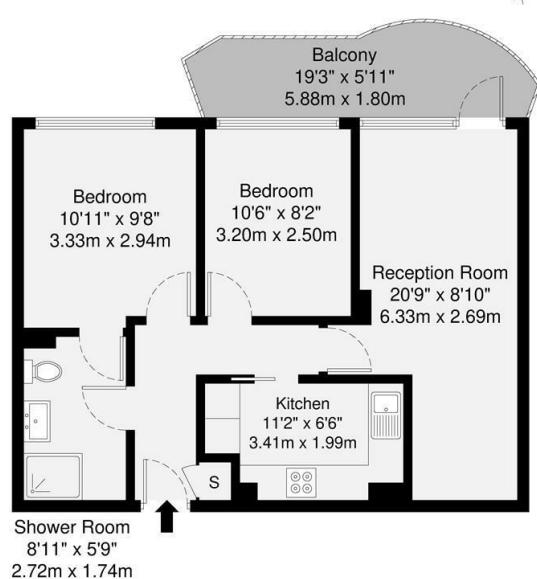
- TWO BEDROOM APARTMENT
- CHAIN FREE
- UNDERGROUND PARKING
- CONCIERGE SERVICE
- EXCELLENT TRANSPORT LINKS
- PRIVATE BALCONY
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME PURCHASE

#### 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.



GROSS INTERNAL AREA (GIA)  
53.6 sq m / 577 sq ftTOTAL STOREAGE SPACE  
0.3 sq m / 3 sq ftEXTERNAL FEATURES  
10.5 sq m / 113 sq ftRESTRICTED HEAD HEIGHT  
0.0 sq m / 0.0 sq ft

Maison VUE

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs (F2 plus)	A
(B1-B1)	B
(B5-B8)	C
(B9-B11)	D
(B12-B14)	E
(B15-B18)	F
(B19-B20)	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 (B2 plus)	A
(B3-B4)	B
(B5-B8)	C
(B9-B11)	D
(B12-B14)	E
(B15-B18)	F
(B19-B20)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.