

Spencer Munson 41 High Road South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk Website: spencermunson.co.uk



Gerry Raffles Square, Stratford, E15

ONE BEDROOM APARTMENT SITUATED IN GERRY RAFFLES SQUARE ** ** LIFT ACCESS** **
FANTASTIC LOCATION ** ** MOMENTS FROM STRATFORD STATION AND WESTFIELD SHOPPING
CENTER ** ** EASY ACCESS INTO THE CITY** ** AVAILABLE 25th JUNE 2025 ON A MINIMUM 12
MONTHS TENANCY ** ** FURNISHED ** ** EPC Rating: C COUNCIL TAX BAND B

Rent: £1,450 - Monthly







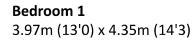
Gerry Raffles Square, Stratford

Reception 1

2.87m (9'5) x 4m (13'1)



2.55m (8'4) x 2.03m (6'8)









Bathroom

1.68m (5'6) x 1.99m (6'6)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		C.
92-100 A		
81-91 B		82
69-80 C	(74)	UZ
55-68		
39-54		

Fantastic one bedroom apartment situated within the highly sought after Gerry Raffle Square development, located in central Stratford and within a moments walk of Central Stratford Stations and Westfield shopping centre. The apartment itself comprises a good sized lounge, separate fitted kitchen, double bedroom and not energy efficient higher running costs modern bathroom. The property benefits from lift access, views over Stratford from the Juliette balcony, easy access to the weekends. Property is available from 25th June 2025 on a furnished basis. EPC Rating: C / Council tax band: B

Gerry Raffles Square, Stratford



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Made with Metropix ©2020

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using Al technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.