



Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

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



Hallings Wharf Studios, Channelsea Road, Stratford, E15

**** ONE/TWO BEDROOM APARTMENT ** ** OPEN PLAN LIVING SPACE** **FAMILY BATHROOM**
**** MODERN THROUGHOUT ** ** LIFT ACCESS ** ** WALKING DISTANCE TO LOCAL AMENITIES **
**** AVAILAVBLE 22nd NOVEMBER 2025 ON A MINIMUM 12 MONTHS TENANCY** ** EPC RATING B
COUNCIL TAX BAND D********

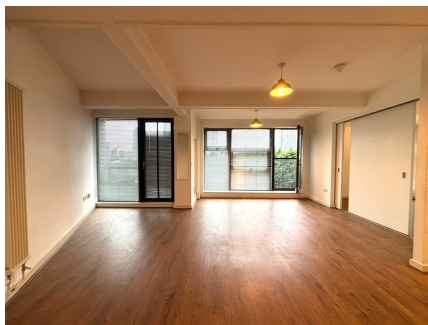
Rent: £1,850 - Monthly



Hallings Wharf Studios, Stratford, E15**Reception 1**

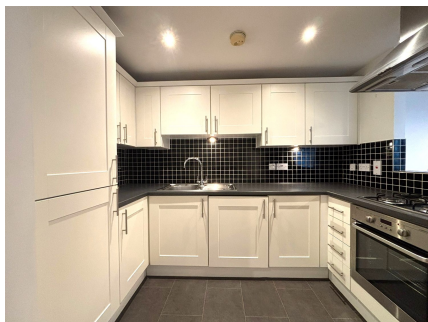
6.88m (22'7) x 5.55m (18'3)

Open plan reception leading into kitchen area

**Kitchen**

2m (6'7) x 1.97m (6'6)

Area around 2-3 m square leading from reception area open plan

**Bedroom 1**

3.71m (12'2) x 3.16m (10'4)

**Bedroom 2**

3.07m (10'1) x 2.93m (9'7)

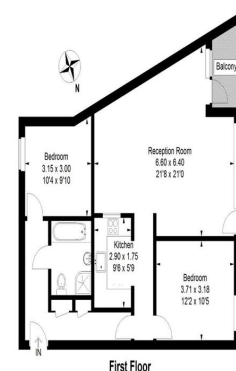
**Bathroom**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	83	83
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
Council Tax Band D		
England & Wales		
EU Directive 2002/91/EC		

Spencer Munson are pleased to offer you this Spacious apartment, offering versatile living accommodation. Originally designed to offer an intelligent live/work setup, the property can be utilized as either a one or two bedroom apartment with a large open-plan reception/kitchen and a family bathroom. Well maintained and modern throughout, lift access and the flat boasts good natural light. Situated next to the High Street DLR station, with in short walking distance to Stratford station and Bus links, Westfield shopping center and The Queen Elizabeth Olympic Park. Available 22nd November 2025 on a minimum 12 months tenancy. EPC Rating B

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Approximate Gross Internal Area = 77.9 sq m / 839 sq ft
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (C358/121)

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 AI 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.