



£450,000

Warton Road

London, E15 2JS

This exceptional two-bedroom, two-bathroom apartment in the highly desirable Azura Court, Stratford. With a modern design and luxurious features throughout, it offers the perfect blend of comfort, style, and convenience.

Property Features:

Spacious Open-Plan Living Area: The bright and airy living space includes contemporary flooring and a large private balcony, offering stunning views and a peaceful place to relax.

Sleek, Fully Integrated Kitchen: The kitchen is equipped with top-of-the-line integrated appliances, creating an ideal space for both cooking and entertaining.

Generously Sized Bedrooms: Both bedrooms are spacious and finished to a high standard. The master bedroom includes an en-suite bathroom with premium fixtures and finishes.

High-Quality Main Bathroom: The main bathroom features modern fittings and is designed to offer a luxury experience.

Exclusive Development Features: Residents-Only Gym: Enjoy access to the on-site gym, equipped with all the essentials for your fitness routine.

24-Hour Concierge Service: The concierge is available to assist residents with various services, adding convenience and peace of mind.

Secure Parking: The property comes with secure parking, ensuring your vehicle is kept safe and easily accessible.

Prime Location: Azura Court is just a short walk from Stratford Station and Westfield Shopping Centre, giving you everything you need right on your doorstep, from shopping and dining to entertainment and culture.

Excellent Transport Links: With direct access to the Jubilee Line, DLR, Central Line, and National Rail services, you can easily reach Canary Wharf, The City, and Central London.

Offered chain free

Leasehold: 107 years

Service Charge: £3405 per annum

Ground Rent: £250 per annum

Council tax: Band D



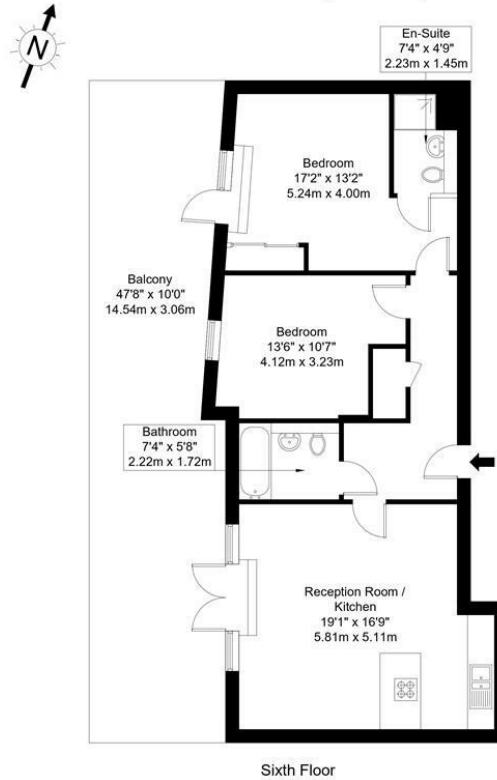


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Approx Gross Internal Area = 73.97 sq m / 796 sq ft

Balcony = 44.49 sq m / 479 sq ft

Total = 118.46 sq m / 1275 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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