



£475,000
Warton Road
London, E15 2JS

Beautifully presented 2 double bedroom apartment with 2 bathrooms with an impressive wrap-around terrace located in Stratford.

The property is spread over 889 square feet of internal space with a bright reception room dual aspect views bring in an abundance of natural light. There is a contemporary fitted open-plan kitchen with integrated appliances and patio doors leading onto an impressive wrap around balcony

There are 2 double bedrooms, en-suite to master bedroom and a modern fitted family bathroom.

There is the added bonus of a secure gated parking space.

The development is kept in good condition with 24 concierge service and residents gymnasium.

Located close to Stratford Station and Pudding Mill DLR with Westfields shopping center and the Olympic Park close by.

Leasehold: 107 years remaining

Service Charge: £3,465.60

Ground Rent: £300 per annum

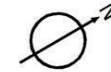
Council Tax: Band D





Azura Court, E15

Approx. Gross Internal Area 889 Sq Ft - 82.59 Sq M
Approx. Gross Terrace Area 971 Sq Ft - 90.21 Sq M



Sixth Floor

Floor Area 889 Sq Ft - 82.59 Sq M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85
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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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