



PRICE GUIDE

£450,000

Highland Street

London, E15 2ZG

Discover the perfect blend of style and comfort in this contemporary two-bedroom, two-bathroom apartment spanning 822 sq.ft. Enjoy a bright open-plan living area that flows seamlessly onto a private balcony, complemented by a modern kitchen with integrated appliances.

Retreat to two spacious bedrooms, including a luxurious en-suite, and indulge in a chic family bathroom. Experience premium amenities with exclusive access to a residents-only gym, secure bicycle storage, landscaped communal gardens, a stunning rooftop terrace and a concierge.

Convenience is at your doorstep with exceptional transport links-just 0.2 miles from Pudding Mill Lane DLR and a short walk to Stratford station, enhancing your connection to vibrant local amenities.

Chain-free property with Long Lease

LEASE 991 YEARS

GROUND RENT £350 PA

SERVICE CHARGE £3554.90

COUNCIL TAX: BAND D



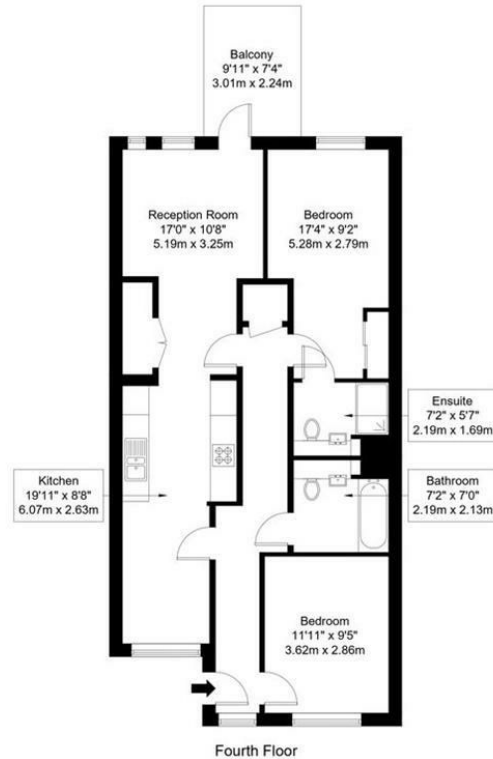


Southmere House, E15 2ZG

Approx Gross Internal Area = 76.4 sq m / 822 sq ft

Balcony = 6.8 sq m / 73 sq ft

Total = 83.2 sq m / 896 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		
(81-91) B	86	86
(69-80) C		
(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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