



33-69 HIGH STREET

LONDON, E15 2NY

£295,000
LEASEHOLD

Nestled within one of Stratford's prestigious gated developments lies this impeccably maintained one-bedroom apartment, epitomizing luxury living. Boasting a spacious double bedroom, a contemporary family bathroom, a sleek and well-appointed kitchen, and a generously sized reception room, this residence offers comfort and style at every turn. Step out onto the expansive private balcony and immerse yourself in breathtaking panoramic views stretching towards the city skyline and beyond.

Residents of this esteemed complex enjoy exclusive access to a range of amenities, including a fully-equipped gym and sauna facilities, complemented by the convenience of a dedicated concierge service.

Situated in an enviable location, with proximity to Pudding Mill Lane Station (DLR), Stratford Central, Westfield Shopping Centre, and the iconic Queen Elizabeth Olympic Park, convenience and connectivity are seamlessly woven into the fabric of everyday life. Experience the pinnacle of urban living in this exceptional Stratford abode.

tm
thomas marsh



First Floor

Approximate Gross Internal Area = 38.1 sq m / 410 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. (ID 276385)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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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