



## Derny Avenue, London E20

Guide price £800,000 Leasehold







## Description

Perfectly positioned within the prestigious Chobham Manor development, this exceptional apartment offers a superior living experience adjacent to the iconic Queen Elizabeth Olympic Park. The residence combines contemporary design with an unparalleled location, providing a tranquil home in the heart of vibrant East London.

The property is thoughtfully designed to maximise space and light. A large entrance hall, complete with generous storage cupboards, sets a welcoming tone. This leads to three south-facing double bedrooms, each filled with natural light. The principal bedroom benefits from built in storage and a modern ensuite, complementing the large, well-appointed family bathroom.

The main living quarters are a standout feature, offering a fantastic dual aspect space ideal for both relaxing and entertaining. A fully integrated kitchen is fitted with high-specification appliances, flowing seamlessly into an expansive living and dining area. From here, doors open onto a private, covered south-facing balcony that enjoys lovely views over the beautifully landscaped communal gardens below, providing a perfect setting for quiet enjoyment.

This home offers an outstanding lifestyle opportunity. Chobham Manor is moments from the green spaces of the Olympic Park and the eclectic mix of independent cafes, bars, and restaurants of East Village. The world-class retail and leisure facilities of Westfield Stratford City are also just a short walk away, offering unparalleled convenience.

The area is exceptionally well-connected, with Stratford and Stratford International stations providing swift access to the City, Canary Wharf, and the West End via multiple underground lines, DLR, and national rail services. This makes the property an ideal base for commuting or exploring the capital.

Tenure: Leasehold.

Years remaining on lease: 245

Service charge: £4000pa, Ground rent: £0pa

Council tax band: D.

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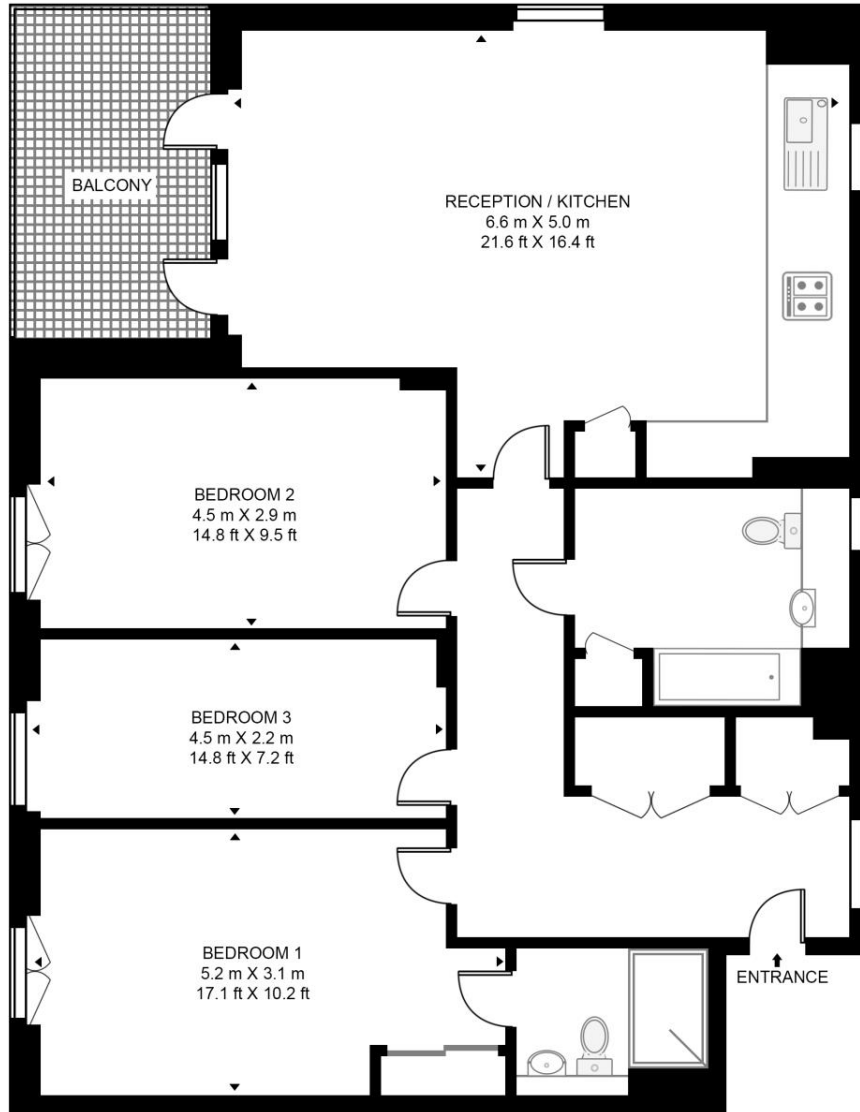
- Three double bedrooms
- Ensuite to master bedroom
- Spacious dual aspect living
- Fully integrated modern kitchen
- Private south-facing balcony
- Views over communal gardens
- Excellent built-in storage
- Sought-after Chobham Manor
- Adjacent to Olympic Park
- Excellent transport links

# Floorplan

1,053 sq ft | 98 sq m

## RUCKHOLT HOUSE, DERNY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1053 SQ.FT (97.8 SQ.M)



SECOND FLOOR



**HDVA**

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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