

## Flat 7, Azura Court, 48 Warton Road – E15 2JS

£400,000 Leasehold

Vacant and Ready for Immediate Occupation • Offered on a Chain Free basis • Residents' Gymnasium • Landscaped Communal Gardens • Moments from Westfield Stratford City • Excellent Access to the Elizabeth, Jubilee and Central Lines, DLR, Overground and National Rail • Close to Queen Elizabeth Olympic Park • Ideal First-Time Purchase, London Home or Buy-to-Let Investment • Largest Balcony Within the Development • White Décor Throughout Creating a Blank Canvas for Personalisation



**HIGHCASTLE  
ESTATES**

**020 3026 4420**  
**sales@hceuk.com**

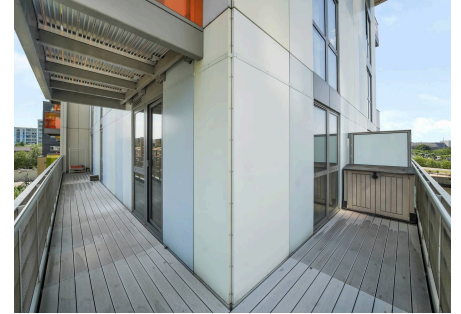
Spacious two-bed, two-bath Azura Court apartment with huge wraparound balcony, open-plan living, concierge, gym, gardens. Chain free. Prime Stratford location near transport and Westfield.

Council Tax band: C

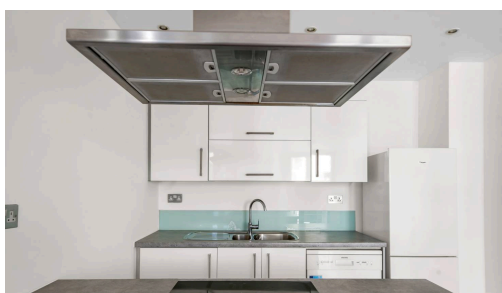
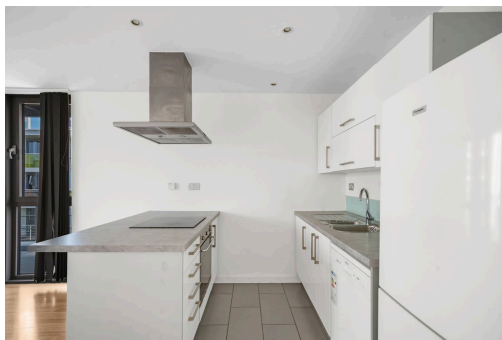
Tenure: Leasehold

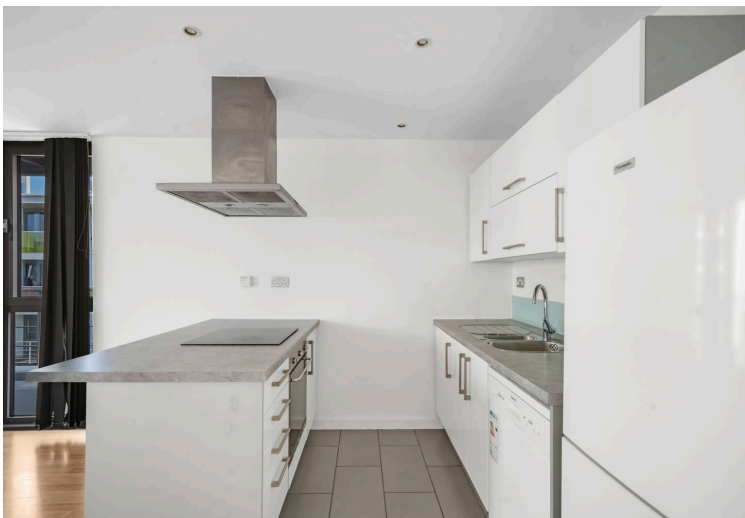
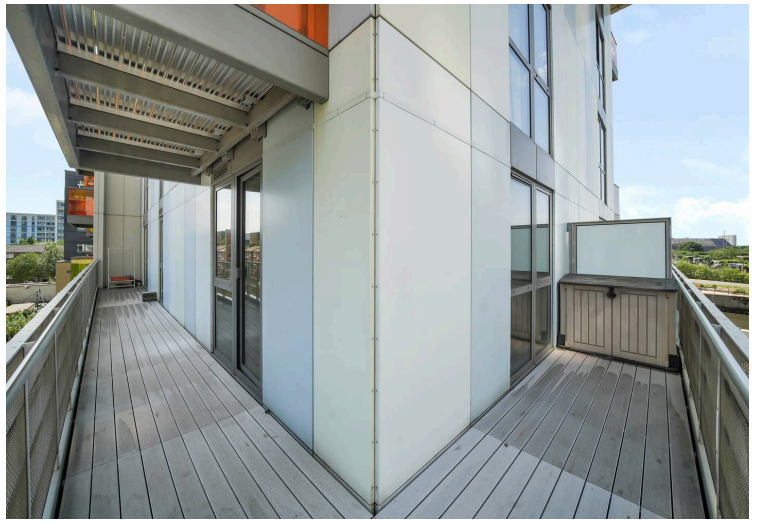
EPC Energy Efficiency Rating: C

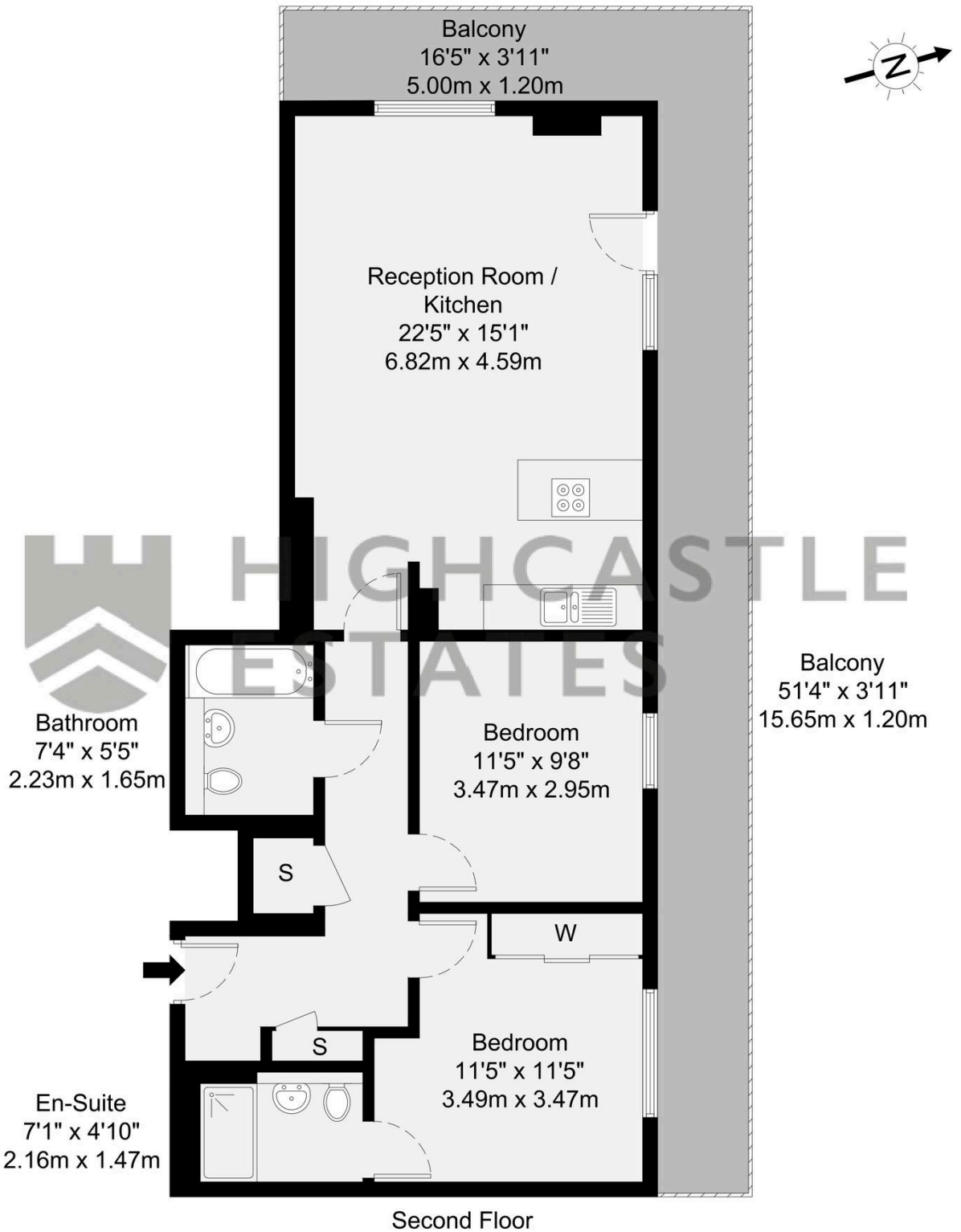
EPC Environmental Impact Rating: C



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**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
72.9 sq m / 784 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
2.4 sq m / 25 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Verandah etc.  
24.7 sq m / 265 sq ft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison  
VUE**

You can include any text here. The text can be modified upon generating your brochure.