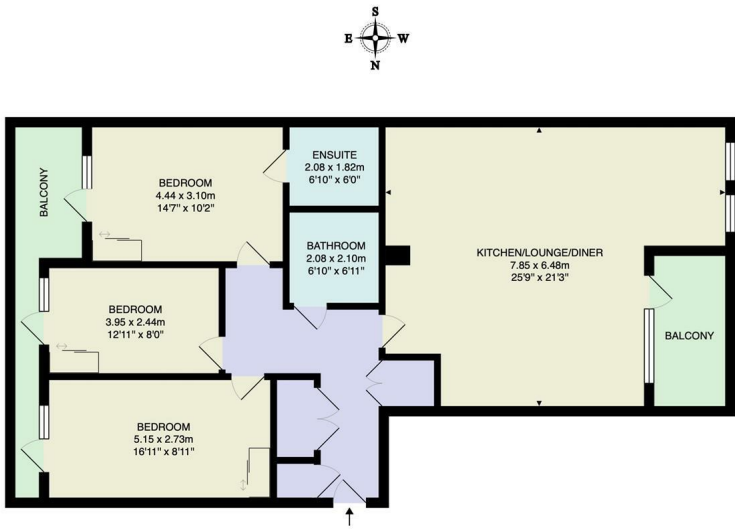


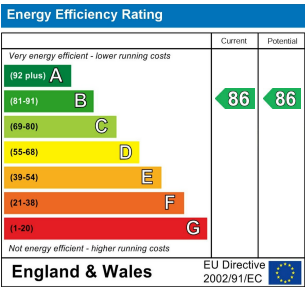
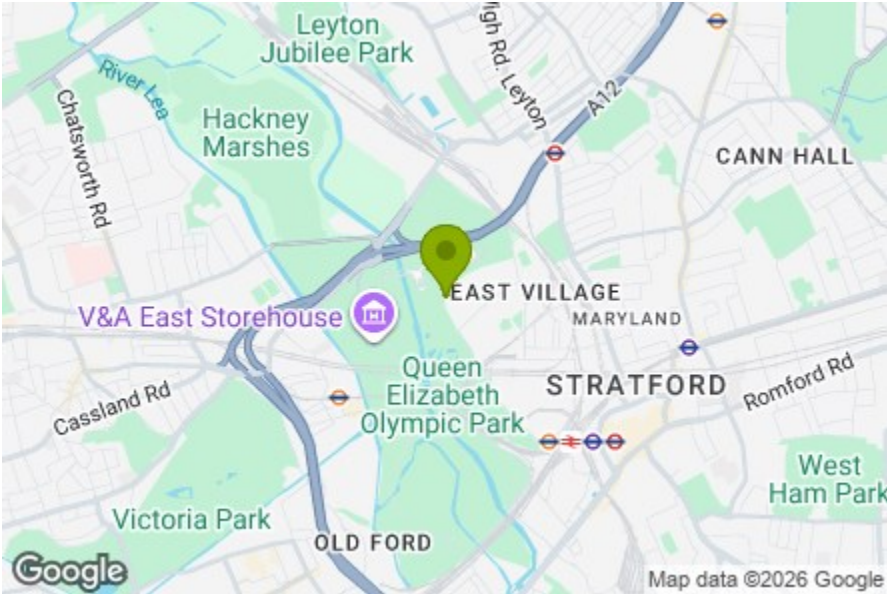


SECOND FLOOR

Total Area (Excluding Balconies): 108.0 m² ... 1162 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Bedroom
16'10" x 8'11"
- Bedroom
12'11" x 8'0"
- Bedroom
14'6" x 10'2"
- Ensuite
6'9" x 5'11"
- Balcony
- Bathroom
6'9" x 6'10"
- Kitchen / Lounge / Diner
25'9" x 21'3"
- Balcony



OLYMPIC PARK AVENUE, EAST VILLAGE

Offers In Excess Of £775,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Apartment
- Second Floor
- Two Bathrooms
- Huge Open Plan Living/ Entertaining Space
- Olympic Park on Your Doorstep
- Modern Purpose Built Development
- Short Walk to Stratford Station
- Fantastic Array of Shops, Amenities and Sports Centres Nearby
- Two Balconies

A spacious three bedroom apartment on the second floor of a modern purpose-built development, with the Olympic Park quite literally on your doorstep. Two balconies, two bathrooms and an exceptionally generous open-plan living space make this a home with plenty of room to spread out, while Stratford's transport links, shops and amenities are all within easy reach.

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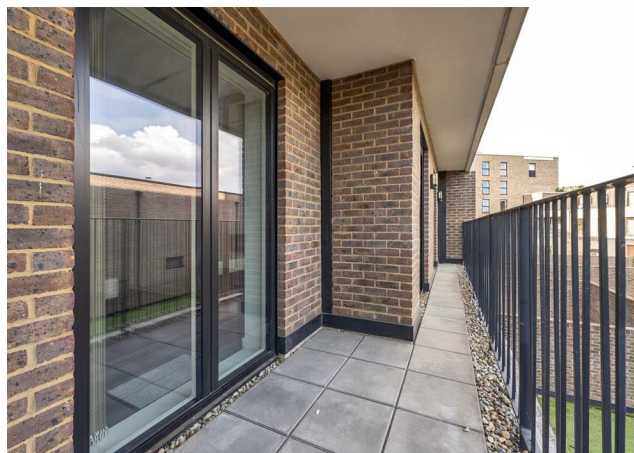
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IF YOU LIVED HERE...

Step inside and the entrance hall leads through to the real heart of the home, an expansive open-plan kitchen, lounge and dining room. There's a lovely sense of space here, with pale walls and wood-effect flooring keeping everything light and simple. The contemporary white kitchen sits neatly to one side, with integrated appliances, generous storage and an island creating a natural divide from the living area. There's ample room beyond for separate dining and seating zones, while full-height glazing brings in plenty of daylight and opens directly onto a private balcony overlooking greenery.

The three bedrooms are grouped together on the other side of the apartment. The principal bedroom is a generous double with built-in storage, its own private balcony and an en suite shower room. The two further double bedrooms are well proportioned, with both also featuring built-in storage and balcony access. A separate family bathroom sits off the hallway, finished in warm neutral tiling with a bath and shower overhead. Altogether, there's

approximately 1,162 sq ft of internal space, excluding the balconies, giving the apartment proportions that feel particularly generous for modern development living.

WHAT ELSE?...

-Queen Elizabeth Olympic Park is on your doorstep, with acres of landscaped parkland alongside the London Aquatics Centre, Lee Valley VeloPark and a wide choice of sporting facilities.

-Stratford Station is a short walk away, bringing together the Elizabeth line, Central and Jubilee lines, DLR, Overground and National Rail services for excellent connections across London.

-Westfield Stratford City provides an extensive choice of shops, restaurants and everyday amenities nearby, while the Olympic Park is also home to cultural destinations including Sadler's Wells East, the V&A East Storehouse and London College of Fashion.



A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford - running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies.

Gordon Ramsay's Bread street Kitchen, would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch".

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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