

Thirteenth Floor

Total Area = 69.6 sq m / 750 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.

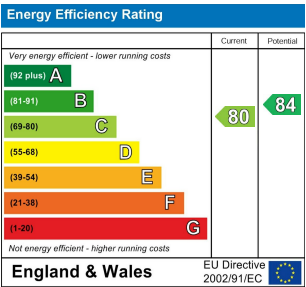
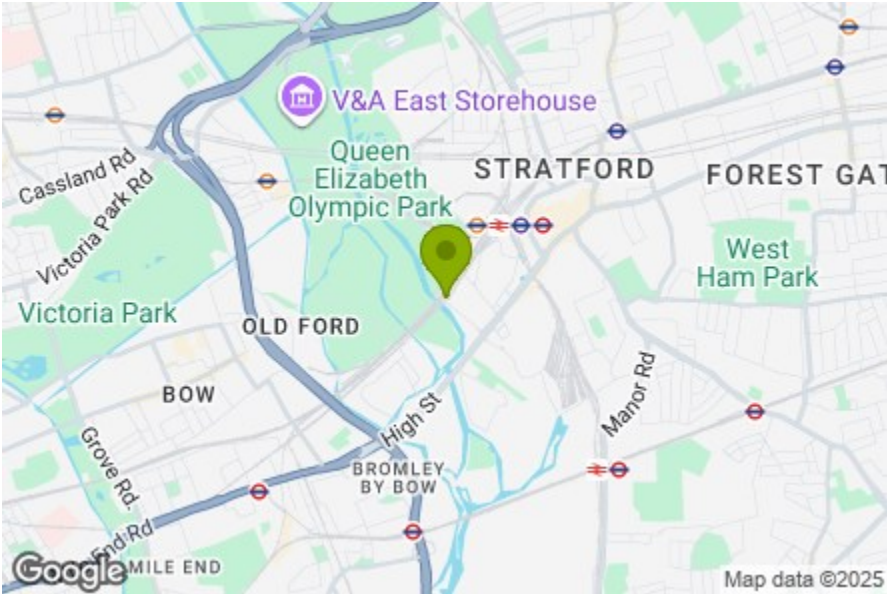
Kitchen / Reception Room
25'5" x 20'2"

Bedroom
11'8" x 11'5"

Bedroom
14'1" x 10'11"

Ensuite

Bathroom



WARTON ROAD, STRATFORD

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Double Bedroom Apartment
- Two Bathrooms
- Open Plan Living/ Kitchen Area
- Expansive Views Across The Olympic Park
- Thirteenth Floor with Lift Access
- Walking Distance to Stratford & Westfields Shopping Centre
- On-site Gym and Concierge Service
- Easy Access to Olympic Park & East Village
- Designated Parking Space
- Chain Free

Set high on the thirteenth floor of a striking modern development, this spacious two-bedroom, two-bathroom apartment combines open-plan living with expansive views across London. Designed for comfort and ease, the lift-serviced building includes a well-equipped residents' gym and concierge service. Perfectly placed for the energy of Stratford, you're within walking distance of Westfield's shopping, dining and entertainment, as well as the vast green expanse of the Olympic Park, a prime balance of urban convenience and contemporary style.

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IF YOU LIVED HERE...

Entering through the lobby, you're greeted by soaring ceilings, mirrored walls and bold splashes of colour, softened by greenery and comfortable seating areas that set the tone for what lies beyond. A refurbishment of the entire communal area is currently being planned.

Once inside the apartment, a bright hallway connects each room, with a handy storage cupboard neatly tucked away. The heart of the home is the open-plan kitchen and reception room, where a graceful curve of floor-to-ceiling windows frames sweeping views across the city skyline. The warm timber flooring creates a natural flow through the space, while the kitchen's generous work surfaces and sociable breakfast bar make it ideal for relaxed dining or entertaining. Glass doors open onto a private balcony, where you can take in a breathtaking outlook over the waterways and skyline.

The main bedroom feels calm and refined, with mirrored wardrobes reflecting the light and full-height windows leading to a private balcony. Its ensuite is finished in soothing neutral tones with tiled flooring and a glass-enclosed shower. The second double bedroom enjoys a bright, airy atmosphere, with floor-to-ceiling windows and a built-in wardrobe that keeps the space feeling open and ordered.

A contemporary bathroom continues the theme of understated harmony, complete

with tiled walls, a wide mirror, and a bath with an overhead rain shower. Beyond your own front door, residents enjoy a well-equipped on-site gym, thoughtfully designed and naturally lit, providing a convenient and inviting space to exercise without ever leaving the building.

The apartment enjoys a vibrant setting surrounded by an exciting mix of culture, dining and greenery. The Print House at Jim & Tonic is close by, offering craft spirits and a lively atmosphere, while Bread Street Kitchen Bar & Rooftop serves cocktails and classic dishes with sweeping views across the city. Westfield Shopping Centre is just moments away, home to luxury and high-street brands alongside stylish dining spots such as Caff  Concerto and the ever-popular Bat & Ball. Just minutes from your door, the vast Queen Elizabeth Olympic Park offers acres of landscaped gardens, open lawns and tranquil waterways, the perfect backdrop for walks, cycling, or simply pausing to take in the skyline. A little further on, Fish Island awaits with its canalside terraces, independent venues like Two More Years and INIS, and an unmistakably creative energy.

WHAT ELSE?

Getting around couldn't be easier, with Stratford Station a little over ten minutes away, offering Underground, Overground, DLR and rail connections across London. Stratford International is equally close by, providing fast links to central London and destinations further afield. With both stations so well placed, travel feels seamless whether you're commuting, heading out for the weekend or exploring the city's many attractions.



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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