

PRICE GUIDE

£325,000

High Street

London, E15 2NS

A fantastic two-bedroom, two-bathroom apartment set within the sought-after gated development of Central House in Stratford, E15.

This well-presented property comprises a luxury fully fitted separate kitchen with integrated appliances, including a dishwasher, large fridge freezer, oven with extractor hood, and washer/dryer. The apartment further benefits from two generously sized bedrooms and two modern bathrooms, including one en-suite. Finished in neutral décor throughout, the property also features a private balcony.

Residents of the development enjoy exclusive access to a gymnasium, sauna, steam room, and concierge service, offering both comfort and convenience.

Perfectly positioned on the borders of Zone 2 and Zone 3, the property provides excellent transport links, including 24-hour bus routes into the City and West End. It is just a short walk to central Stratford, where you will find bus, rail, Underground, and DLR stations, as well as superb shopping amenities at Westfield Stratford City, alongside an array of popular bars and restaurants.

Offered Chain free

Leasehold: 975 years remaining

Service Charge: £3900 per annum

Ground Rent: £480 per annum

Council Tax: Band C



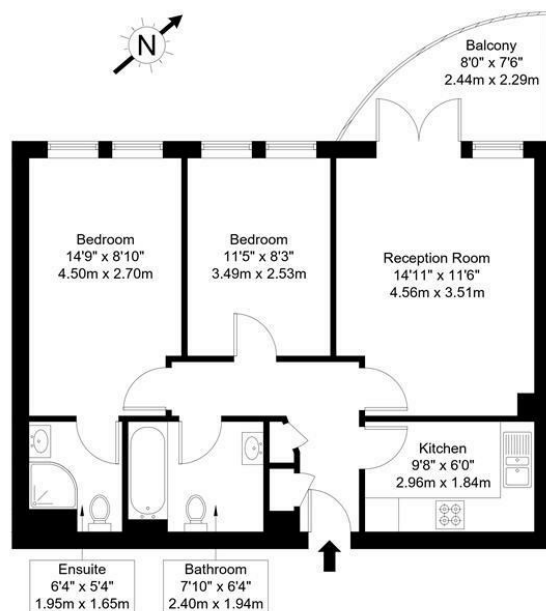


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Approx Gross Internal Area = 59.1 sq m / 636 sq ft

Balcony = 4.1 sq m / 44 sq ft

Total = 63.2 sq m / 680 sq ft



Second Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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