



£325,000

High Street

London, E15 2PL

The property comprises a bright open-plan reception and dining area with direct access to a private balcony overlooking the canal, providing a pleasant outlook and plenty of natural light throughout the day. The adjoining kitchen is well-appointed and designed to blend effortlessly with the living space. The accommodation includes a spacious double bedroom with built-in storage, alongside a contemporary bathroom fitted with modern fixtures and finished to a high standard.

Residents benefit from a secure gated entrance, 24-hour concierge service, and well-kept communal areas, creating a comfortable and secure living environment.

Offered chain-free, the apartment is well suited to first-time buyers or investors.

Ideally positioned, the property is within easy reach of Stratford Station, offering excellent transport links, as well as Westfield Stratford City and a variety of local shops, restaurants, and green spaces.

Leasehold: 983 years

Service Charge: £3,450 per annum (includes heating and hot water)

Ground Rent: £250 per annum

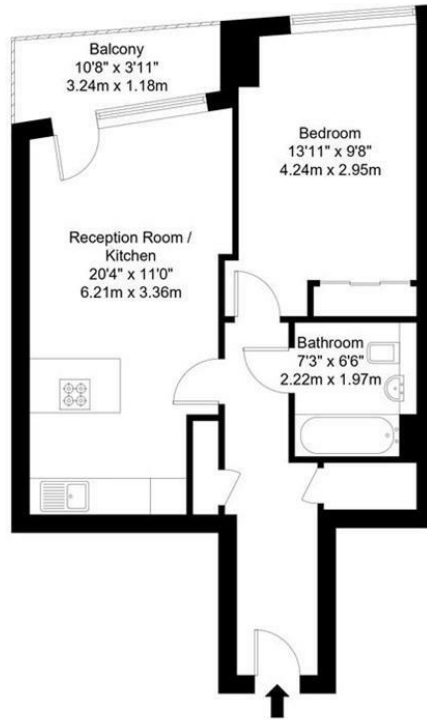
Council Tax: Band C





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Approx Gross Internal Area = 49.5 sq m / 533 sq ft
 Balcony = 3.8 sq m / 41 sq ft
 Total = 53.3 sq m / 574 sq ft



Fourth 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			
(81-91) B		86	87
(69-80) C			
(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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