

INNER CITY ESTATES

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Two-Bedroom Apartment

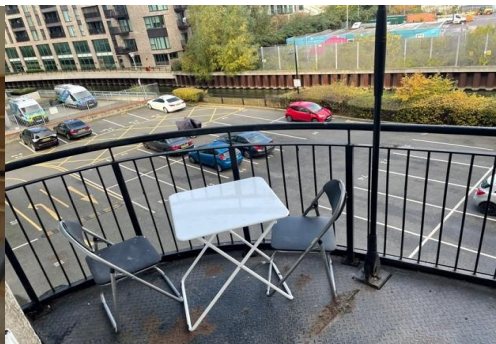
Balcony

Concierge

Two Bathrooms

Residents' Gym and Sauna

Offered Chain Free



Central House High Street
London, E15 2NS

£325,000

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.

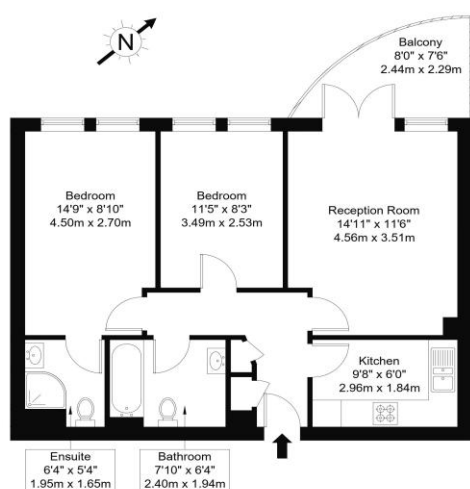


High Street, E15 2NS

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. Copyright © BleuPlan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offered Chain Free
Service charge £3900 pa
Ground rent £480pa
Lease 975 years
Council tax C

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.