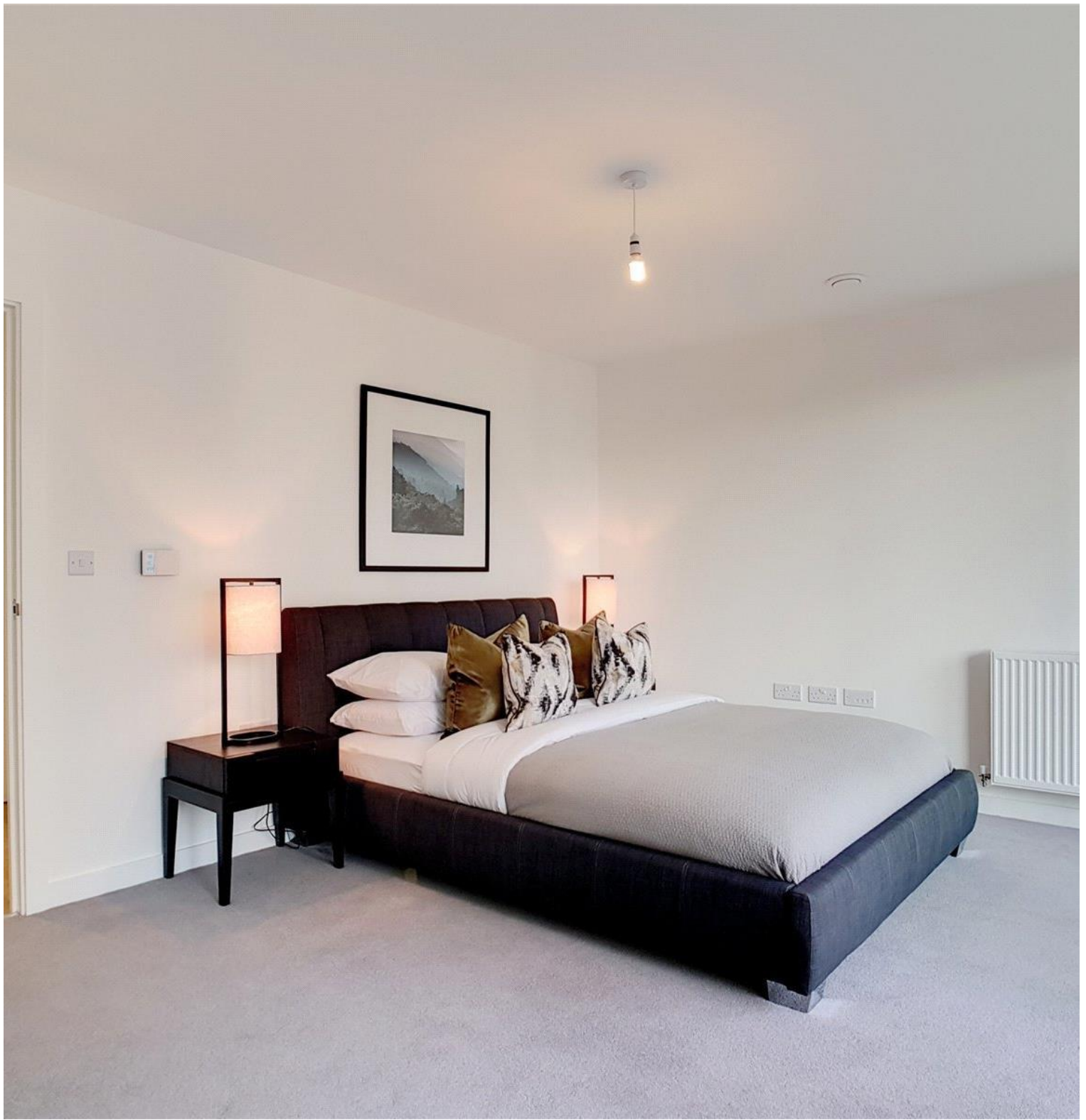


# Cooks Road, London E15

£375,000 Leasehold







## Description

This one-bedroom apartment at Pavilions Court is located in the heart of Stratford with excellent connections to Central London and local amenities close by. The development offers residents concierge service and a gymnasium, providing both convenience and connectivity in one of East London's most accessible neighbourhoods.

The 638 sq ft apartment features a thoughtfully designed open-plan kitchen and reception room, creating a versatile living space filled with natural light. Integrated appliances and modern finishes throughout provide a move-in-ready home. The bedroom offers comfortable proportions, complemented by a contemporary bathroom suite. A private balcony provides an inviting outdoor retreat with space for seating, offering pleasant views towards Queen Elizabeth Olympic Park.

Stratford has transformed into one of East London's most dynamic neighbourhoods, combining excellent connectivity with a vibrant cultural scene. The area seamlessly blends modern development with green spaces, offering residents a balanced urban lifestyle. Queen Elizabeth Olympic Park provides extensive recreational opportunities right on your doorstep, whilst the neighbourhood continues to evolve with new restaurants, cafes, and creative spaces.

- Concierge service
- Residential gymnasium
- Private balcony/terrace
- Views towards Queen Elizabeth Olympic Park
- Short walk to Westfield Stratford City
- Close to Stratford Underground Station
- Close to Pudding Mill DLR Station
- EPC Rating: B

# Floorplan

638 sq ft | 59 sq m



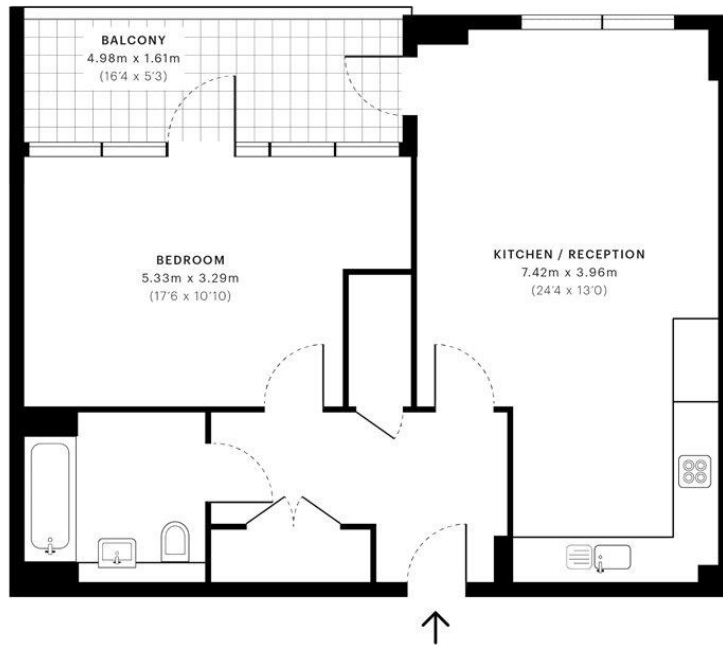
Pavilions Court, Cooks Road, E15

CAPTURE DATE  
27/12/2018

LASER SCAN POINTS  
18,236,090

GROSS INTERNAL AREA  
59.35 Sqm / 638.84 Sqft

z ←



— Fourth Floor

 GROSS INTERNAL AREA  
The footprint of the property  
59.35 Sqm / 638.84 Sqft

 NET AREA (INTERNAL)  
Excludes walls and external features  
57.41 Sqm / 617.96 Sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
7.98 Sqm / 85.90 Sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 Sqm / 0.00 Sqft



Spec floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations.



IPMS 3B RESIDENTIAL  
67.33 Sqm / 724.74 Sqft

IPMS 3C RESIDENTIAL  
65.39 Sqm / 703.86 Sqft

SPEC ID  
5c1cf41be8e6b97c86fd64f

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