



## **Penny Brookes Street, London, E15 1LD**

**£550 Per Week**

A LOVELY ONE BEDROOM APARTMENT SITUATED ON THE 3RD FLOOR OF A MODERN BLOCK IN THE HEART OF STRATFORD VILLAGE IN E15

Walk to Stratford Station, Westfield shopping city & Olympic park, building amenities include concierge, gym and residents lounge.

The accommodation is set over 540 square feet and comprises a bright South facing reception room with open plan kitchen and access to a South facing balcony, the double bedroom has ample built in storage and there is a modern luxury bathroom suite.

AVAILABLE EARLY JULY  
FURNISHED

- 3RD FLOOR ONE BEDROOM APARTMENT
- WALK TO WESTFIELD SHOPPING CITY
- GYM, RES LOUNGES, CONCIERGE
- WALK INTO OLYMPIC PARK
- SET OVER 540 SQUARE FEET
- WALK TO STRATFORD STATION
- AVAILABLE EARLY JULY
- LOCATED IN THE HEART OF THE NEW STRATFORD DISTRICT
- SOUTH FACING BALCONY
- FURNISHED

# Penny Brookes Street, London, E15 1LD



RECEPTION



RECEPTION



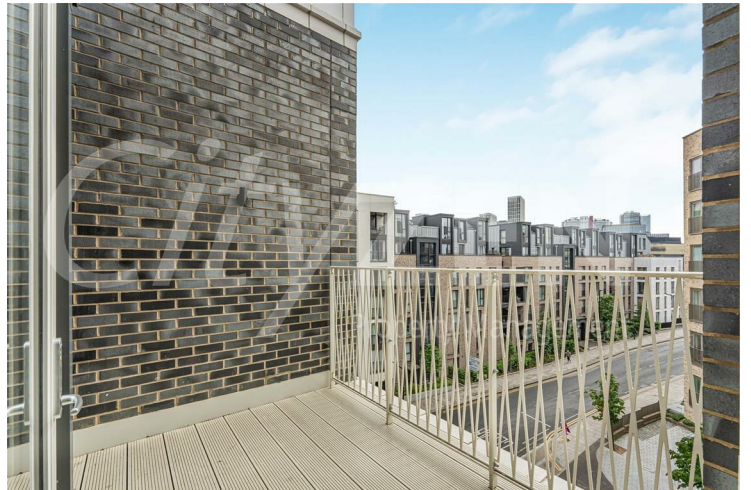
KITCHEN/DINING AREA



KITCHEN



BUILDING ENTRANCE



BALCONY

# Penny Brookes Street, London, E15 1LD



**PENNY BROOKES ST**



**BEDROOM**



**RECEPTION**



**BEDROOM**



**RECEPTION**



**BEDROOM**

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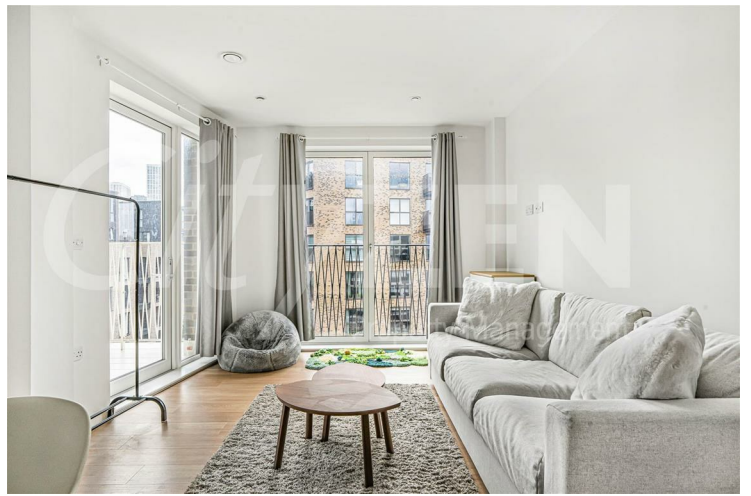
**BATHROOM**



**KITCHEN**



**HALLWAY**



**RECEPTION**



**KITCHEN**

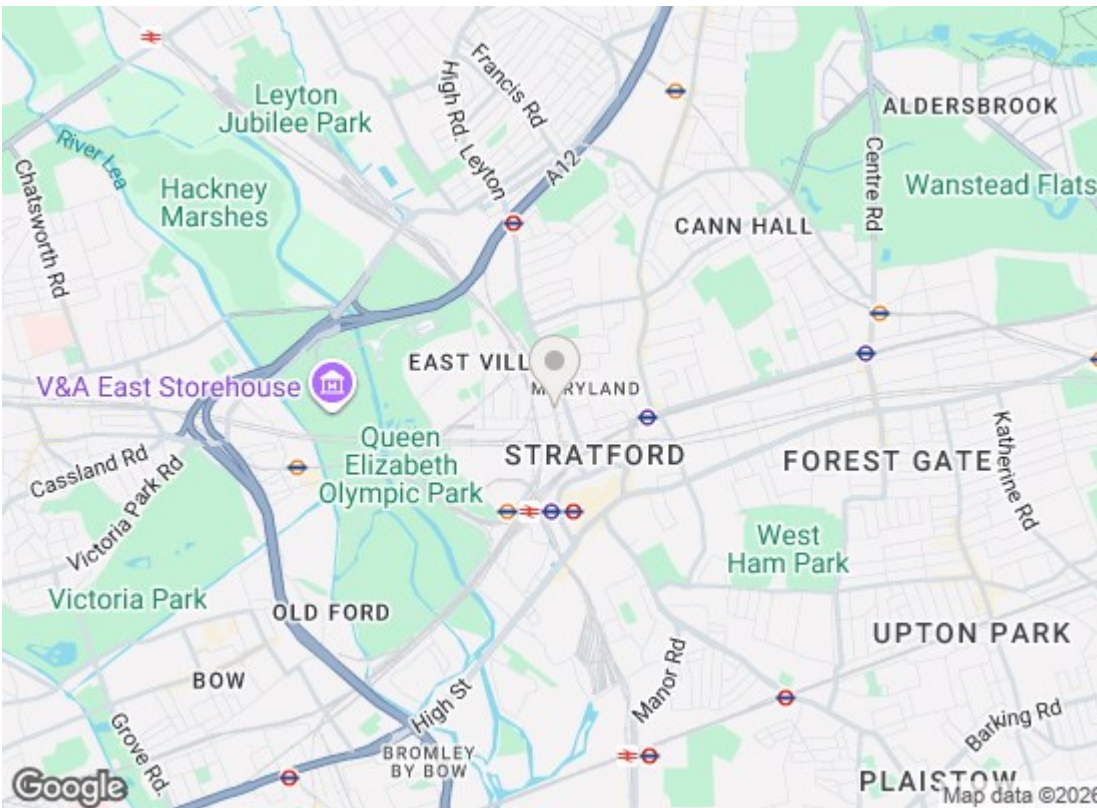
Approximate Gross Internal Area 541 sq ft - 50 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.