



# Ward Road, London E15

£600,000 Leasehold







## Description

Positioned in the heart of Stratford's dynamic regeneration, this impressive three-bedroom duplex occupies an elevated position within the contemporary Velocity Building development. The property spans two floors, creating a distinctive sense of space and privacy rarely found in modern apartment living.

The thoughtfully designed layout maximizes natural light throughout, with the main reception and kitchen areas on the seventh floor opening onto a South-West facing balcony perfect for evening entertaining. The contemporary kitchen features sleek integrated appliances and ample storage, flowing seamlessly into the reception space. Two additional bedrooms and a family bathroom are positioned on the sixth floor, alongside the principal bedroom which benefits from its own south-west facing balcony - ideal for morning coffee and afternoon relaxation.

Both balconies offer elevated perspectives over the surrounding area, with the property's position providing excellent natural light and a sense of openness above the bustling streets below. The development's modern architecture and quality finishes create an atmosphere of contemporary urban sophistication.

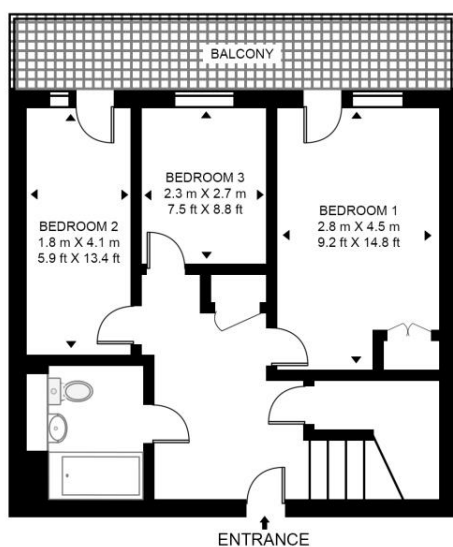
- Three bedroom duplex
- Bathroom + Guest WC
- Two private balconies
- Stratford station access
- Elizabeth line connectivity
- Westfield shopping centre
- Queen Elizabeth Olympic Park
- EPC Rating B

# Floorplan

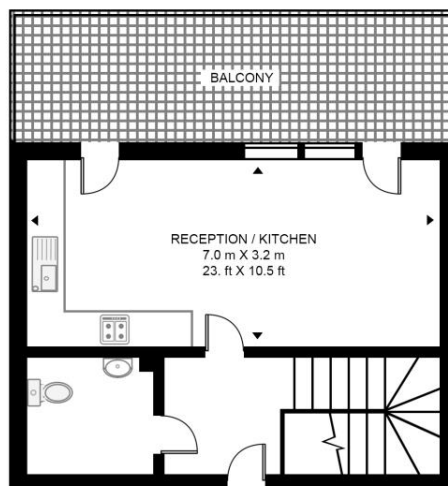
912 sq ft | 85 sq m

## VELOCITY BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA 912 SQ.FT (84.7 SQ.M)



SIXTH FLOOR



SEVENTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

WWW: [hdvirtualart.com](http://hdvirtualart.com) | TEL: 0203.974.1567 | EMAIL: [info@hdvirtualart.com](mailto:info@hdvirtualart.com)

Stratford  
5 Station Street,  
London E15 1DA  
+4420 3147 1500  
[Lettingsstratford@eu.jll.com](mailto:Lettingsstratford@eu.jll.com)

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