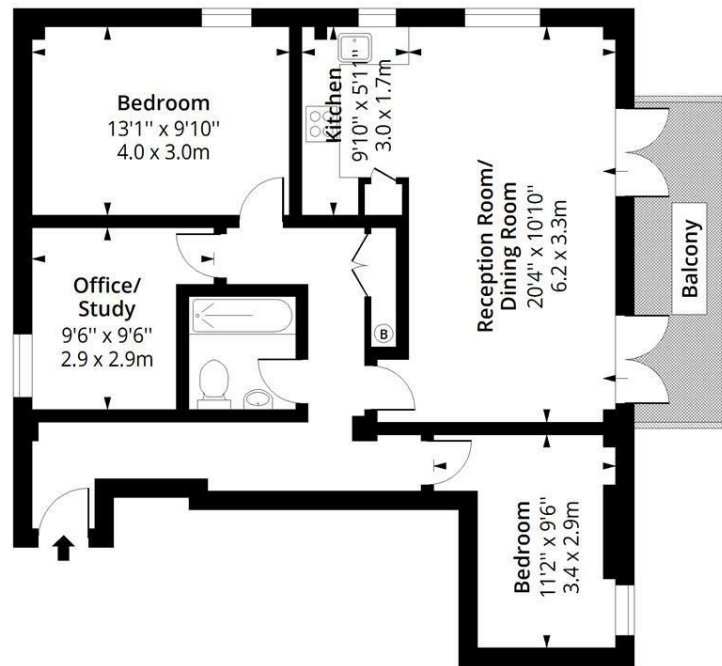


Church Street, E15

Approx. Gross Internal Area 803 Sq Ft - 74.60 Sq M (Excluding Balcony)
 Approx. Gross Internal Area 879 Sq Ft - 81.66 Sq M (Including Balcony)

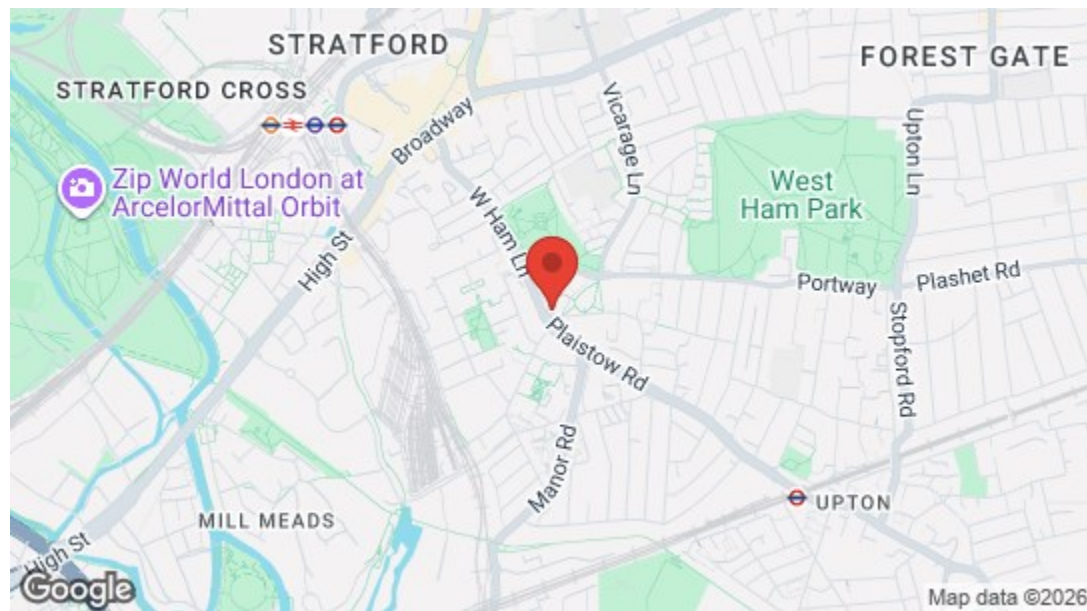


Second Floor

Floor Area 803 Sq Ft - 74.60 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 ipaplus.com

 **Church Street, Stratford**
£450,000 Leasehold
3 Bed Flat





Features

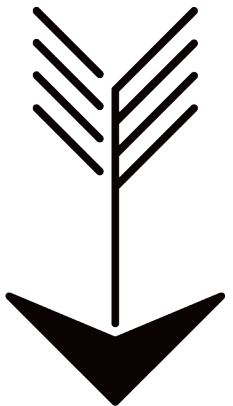
- 2-3 bed Apartment
- Open Plan Kitchen/Reception
- Less than 1 mile to Stratford station
- Private balcony
- A short walk to Stratford Park & West Ham Park
- Close to Olympic Park & Westfield
- 0.4 Miles to Plaistow Station



Known for its strong investment potential and vibrant cultural mix, E15 is an up-and-coming postcode that offers both energy and greenery—Stratford and West Ham Parks are just a short stroll away.

Set on the second floor of a low-rise purpose-built block, this bright and modern three-bedroom apartment makes the most of its 803 sq ft with an open plan kitchen/reception opening onto a balcony offering fantastic outdoor space and sweeping views across the London skyline. Stylishly presented and ready to move into, it's a rare opportunity to step into a home with instant appeal—and serious future promise.

With Stratford Station just under a mile away, along with Westfield Shopping Centre, and Queen Elizabeth Olympic Park, access to travel and leisure couldn't be more convenient. Plaistow tube station is closer still, less than ten minutes for the Hammersmith & City and District lines and speedy connections to the City, South Bank and central London



A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies.

Allegra, a sensational seafood restaurant on the seventh floor of The Stratford hotel would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch."

KYLI CLAYTON
E11 BRANCH MANAGER





➤➤ IF YOU LIVED HERE...

Tucked away on a quiet, low-traffic street, your new home is accessed by secure entry phone, and if you'd rather skip the stairs, a convenient service lift takes you straight to your door.

Inside, you'll find a generous double bedroom and two smaller rooms for ultimate versatility in living arrangements, whether you use the space to work from home, extra accommodation or a nursery.

A bright, boutique-style bathroom finished in oversized floor-to-ceiling tiles gives spa-like elegance.

The open-plan kitchen/reception is impeccably finished with pale hardwood floors, floor-to-ceiling windows, and an elegant U-shaped kitchen with muted cabinetry and high-spec integrated appliances. The dual south/west aspect provides tons of natural light and when you need a breather, step out onto your private balcony. With decking underfoot and a glass balustrade, you can admire the stunning panoramic views stretching out across the City to Canary Wharf and beyond. It's the perfect backdrop for evening drinks, watching the sunset melt into the skyline as the city begins to twinkle below.

Outside, cyclists will be pleased to know that the Queen Elizabeth Olympic Park is less than ten minutes away by bike, home to the famous Velopark, London Aquatics Centre and all manner of other world-class sporting and leisure facilities. The gargantuan Westfield Shopping Centre - the biggest shopping mall in Europe has all your high street favourites and loads of restaurants no matter what cuisine takes your fancy. With a 20-screen cinema complex under the same roof, your inner movie buff will be spoilt for choice

WHAT ELSE?

- The rail links set the area apart, with Stratford Station (20 mins) offering Central, Jubilee, DLR and Elizabeth Line services and Southeastern trains running from Stratford International. Alternatively, hop on at Plaistow Underground on the District Line (10 mins) or West Ham on the District Line, DLR and c2c, (16 mins).

- Meanwhile, East Village is home to lovely independent cafés and restaurants serving everything from artisan bread to homemade gelato and fabulous cocktails. Other local favourites on your doorstep include the Ye Old Black Bull pub, Escape Bar (which features board games, quiz nights and comedy) and Sawmill café and bakery.

