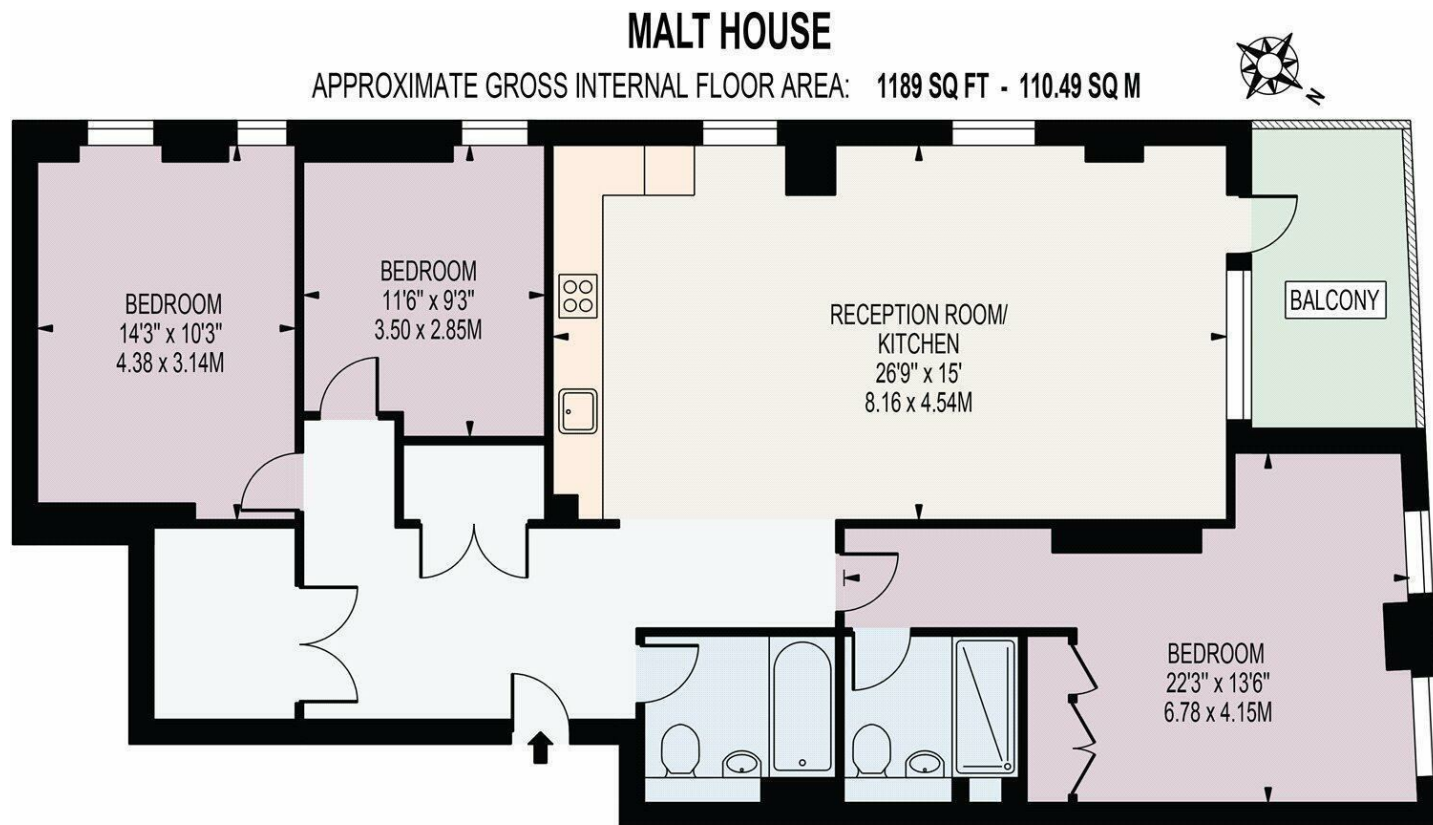
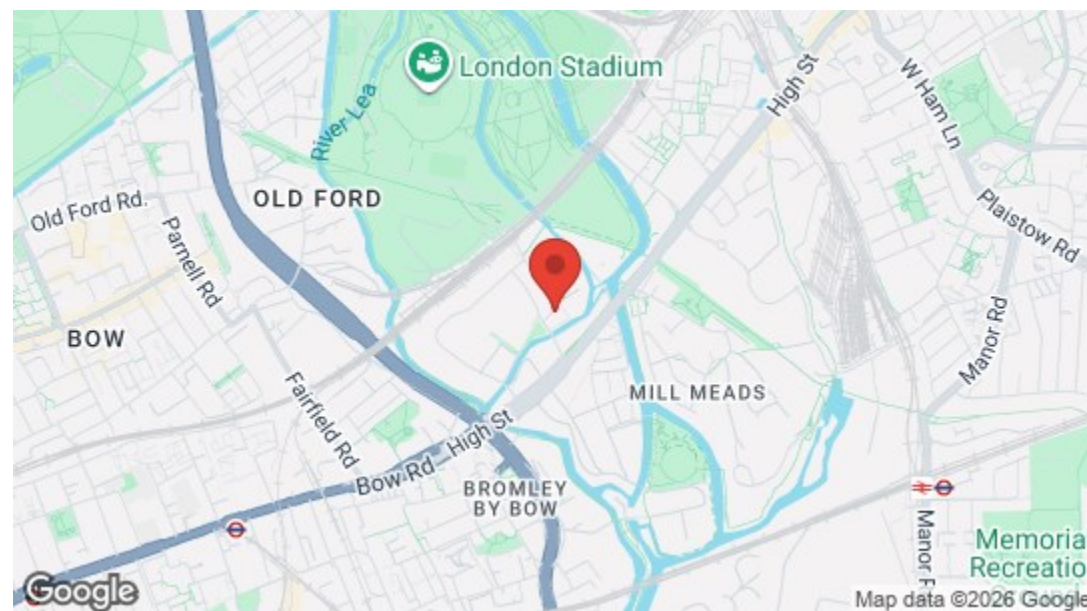




SIXTH FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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

 **Barley Lane, Stratford**
Guide Price £700,000 Leasehold
3 Bed Flat



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236 Hoe Street
E17 3AY
0203 397 9797
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➔ **E11 Office**
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Features

- Three Bedroom Apartment
- Modern Development
- Sixth Floor
- Private Balcony
- Close to Pudding Mill Lane & Stratford Station
- Easy Access to Olympic Park & Hackney Wick
- 995 Year Lease
- Well Presented



A bright and beautifully arranged three-bedroom apartment set on the sixth floor of a modern development, with generous proportions, a private balcony and far-reaching views towards the Olympic Park. Pudding Mill Lane and Stratford stations are both within easy reach, with Hackney Wick, Westfield and green open spaces close by too.

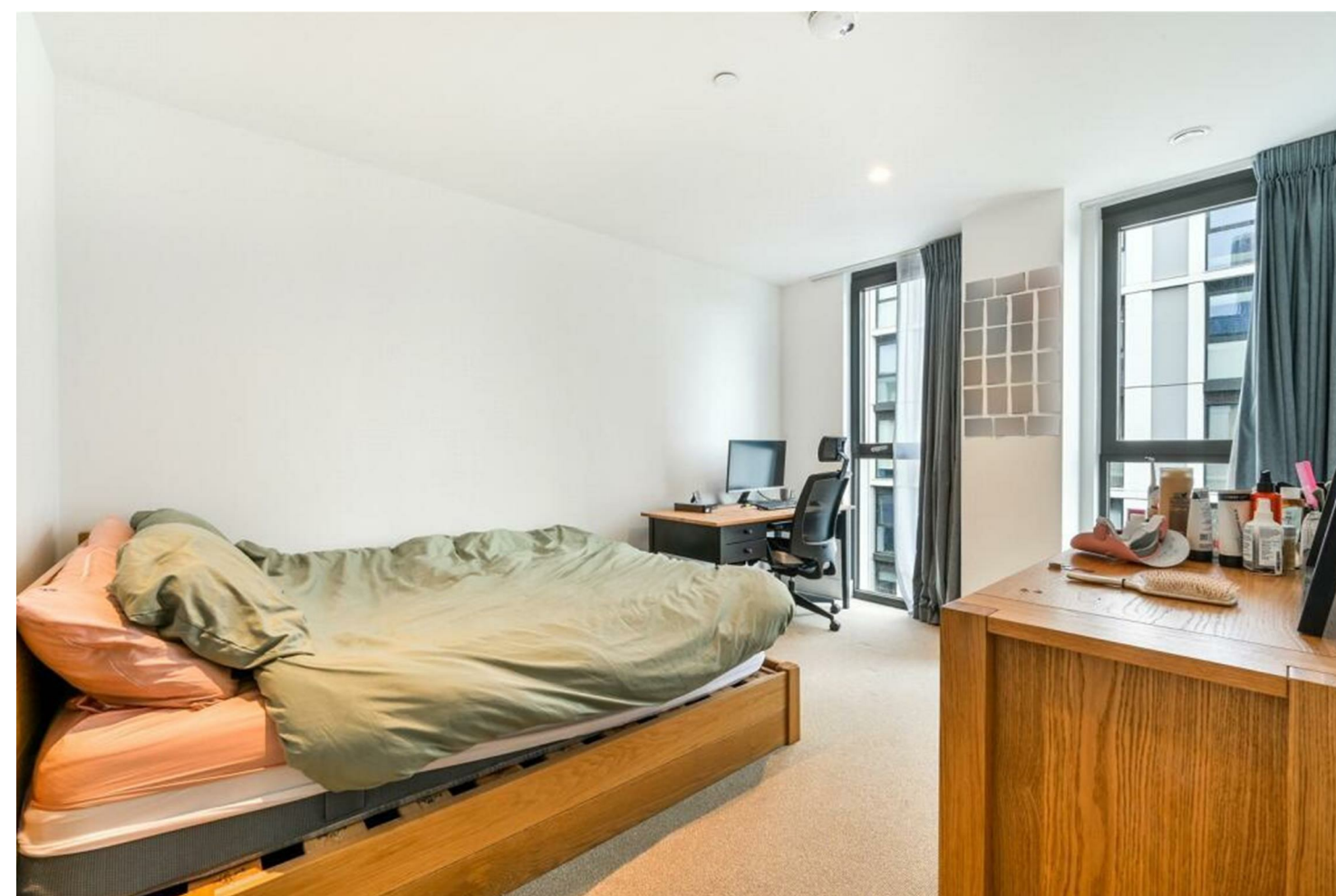


A WORD FROM THE EXPERT..

"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.

Gordon Ramsay's Bread street Kitchen, 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
EII ASSISTANT BRANCH MANAGER





➡➡ IF YOU LIVED HERE...

The open plan kitchen and reception room is a wonderful centrepiece, stretching over 26 feet and filled with natural light from large windows and glazed doors to the balcony. There's plenty of space to cook, dine and relax, with sleek grey cabinetry, integrated appliances and a sociable dining area flowing naturally into the lounge.

Step outside and the private balcony gives you an elevated spot to sit with a coffee, tend to plants or enjoy the open outlook across the surrounding skyline, with the Olympic Park and ArcelorMittal Orbit in view. Back inside, the apartment is well presented throughout, with calm neutral walls, warm flooring through the living space and a clean, contemporary finish.

All three bedrooms are well proportioned, with the principal bedroom particularly generous at over 22 feet long and complete with its own ensuite shower room. The two further bedrooms offer flexibility for guests, family, working from home or creative use, while the main bathroom is smartly finished with a bath and overhead shower.

WHAT ELSE?

The apartment comes with a 995 year lease. Set within a modern development on the sixth floor.

Pudding Mill Lane station is close by, with Stratford station also within easy reach for the Elizabeth line, Central line, Jubilee line, DLR, Overground and National Rail.

The Olympic Park is moments away for green space, waterside walks, sports facilities and cultural events. Hackney Wick is nearby for canal-side restaurants, independent cafés, breweries and a lively creative scene.

