



Third Floor

Total Area: 67.2 m² ... 724 ft²

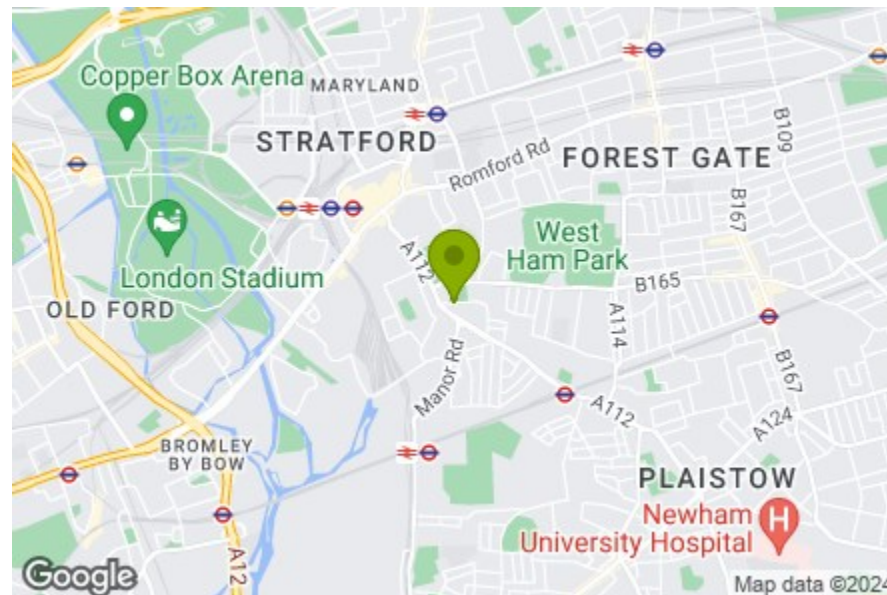
All measurements are approximate and for display purposes only.

Kitchen/Reception Room
20'7" x 14'5"

Bedroom
18'8" x 8'5"

Bedroom
14'9" x 6'6"

Bathroom
6'9" x 6'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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	



CHURCH STREET, STRATFORD

Offers In Excess Of £400,000 Leasehold
2 Bed Flat



Features:

- Third Floor Apartment
- Underground Parking
- Two Double Bedrooms
- Communal Gardens
- Good Decorative Order
- Close to Plaistow Station
- Bike Storage
- Close to Stratford Park

A bright and spacious two bedroom apartment, sat on the third floor of a smart, designer development enviably located just moments from Stratford. The tennis courts, open greenery and landscaped gardens of Stratford Park are moments away.

Sat among well maintained communal grounds, your new development also features underground parking and bike storage.

REQUEST A VIEWING
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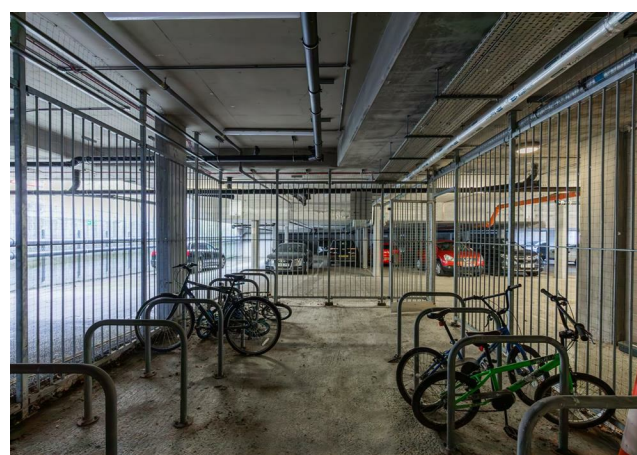
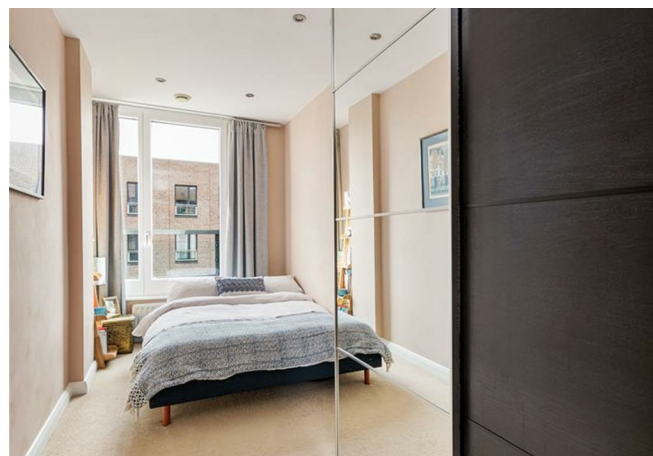
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IF YOU LIVED HERE...

The warm and welcoming heart of your new home will be that 300 square foot, open plan kitchen and reception room, artfully zoned by a sleek breakfast bar topped with glossy timber work surfaces. Your kitchen cabinets are finished in sleek glossy sand and nicely tucked away behind the breakfast bar, leaving the rest of this impressive space wide open for hosting, with blonde hardwood underfoot and recessed spotlights overhead.

Back out into that substantial hallway now, with plenty of incidental space and extra storage (always welcome additions to London apartment living). Both bedrooms are naturally bright, pristinely appointed, doubles with integrated floor to ceiling mirrored storage and soft carpet. Elsewhere your bathroom completes things in style, with classic letterbox tiling from tub to ceiling, oversized rainfall shower over the tub and vintage geometrics underfoot.

Outside and, as discussed, the open greenery and amenities of Stratford Park are just a couple of minutes away, ideal for morning jogs or evening strolls alike. There's no shortage of further greenery either. Seventy seven acre West Ham Park (the site of the first ever FA cup goal) is just five minutes away, and even the glorious Queen Elizabeth Olympic Park can be yours in just twenty minutes, packed with landmarks and world class sporting facilities.

WHAT ELSE?

- Plaistow tube station is just a half mile on foot for the District and Hammersmith & City lines, while Stratford station itself is around fifteen minutes' walk for a whole host of underground, overground and international connections.
- Shopperholics rejoice, the gargantuan shopping and leisure opportunities of Westfield are just a twenty minute stroll away.
- As noted you have secure residents' parking and drivers can be on the arterial A13 in just ten minutes.



A WORD FROM THE OWNER...

"We have really enjoyed living here for the last 8 years and we will miss calling it our home. We love the big windows letting in natural light throughout the day, and how spacious the rooms are which allow us to host friends and family easily. We also love how quiet and relaxing the area is, and the sense of community here has made us stay for as long as we have.

Weekends are spent walking around the rose gardens and playing tennis at West Ham Park. This is often followed by brunch at the family-run Saw Mill café which has featured on Timeout London, or a Sunday Roast at The Cow pub. Westfield and the Olympic Park/East Village are a 15-minute walk away for when we need to pick up essentials or fancy a bite to eat. We love cycling along the greenway and alongside the canals to Hackney to enjoy all there is to offer there too!

We are equidistant to Stratford, West Ham and Plaistow station, not to mention a host of DLR stations nearby. This means that we are very well connected to the rest of London via numerous different lines, including the Elizabeth line, and therefore rarely affected by TfL maintenance works. Living here has offered us so much and although we are sad to be leaving the flat, we won't be moving far as we look for more space for our growing family."

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