

Ground Floor

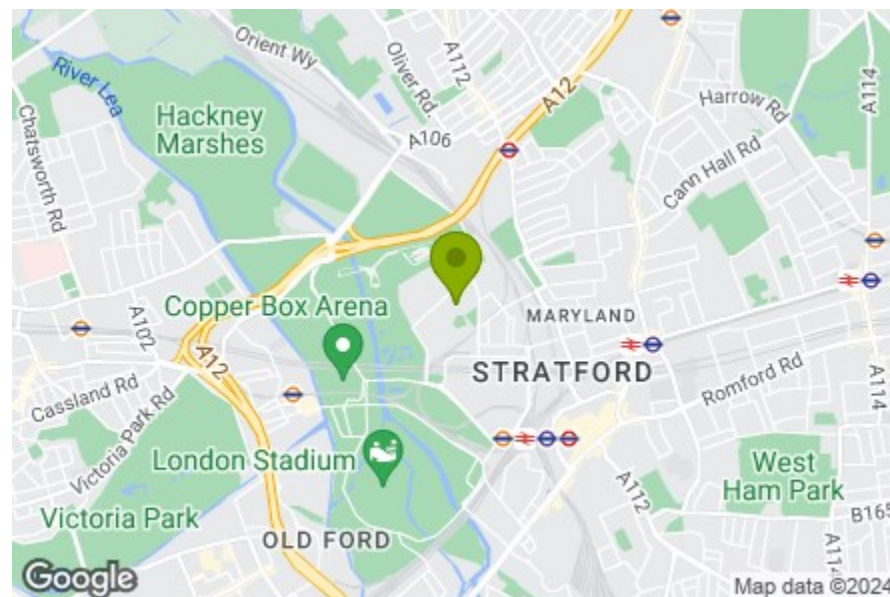
Total Area: 50.6 m<sup>2</sup> ... 545 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Kitchen/Reception Room  
27'2" x 10'8"

Bedroom  
14'4" x 9'2"

Bathroom  
6'10" x 6'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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		



## NAPA CLOSE, STRATFORD

### Offers In Excess Of £415,000 Leasehold 1 Bed Apartment



#### Features:

- One Bedroom Apartment
- Own Front Door
- Large Open Plan Reception
- Modern Kitchen with Marble Countertop
- Integrated Appliances and Underfloor Heating
- Hardwood Timber Flooring
- Part of the Original Olympic Village
- Large Communal Garden to the First Floor of the Block
- A Short Walk to the Olympic Park
- Close to Westfield

A superb one bedroom apartment in the heart of the London 2012 Olympic Village development. This fab apartment has many desirable features including hardwood timber flooring complete with underfloor heating, a stylish kitchen with integrated appliances and marble countertops and a huge open plan reception room.

You're in a wonderful community in this development, as evidenced by the pristine and well used communal garden on the first floor of the block. Located within walking distance of Stratford Westfield for all of your shopping and transport needs, and with the Olympic Park on your doorstep you are in a prime spot here.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

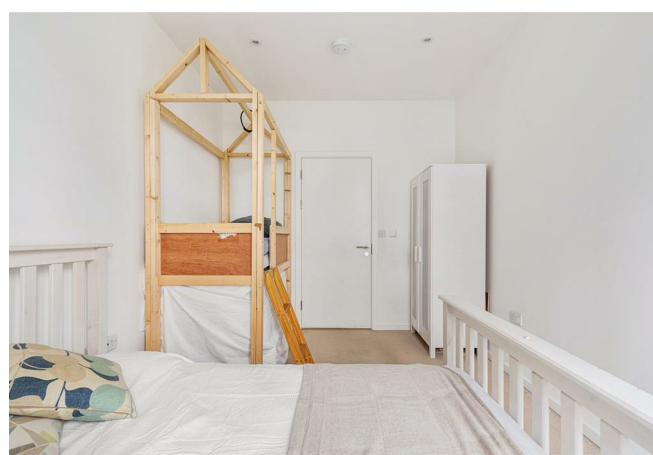
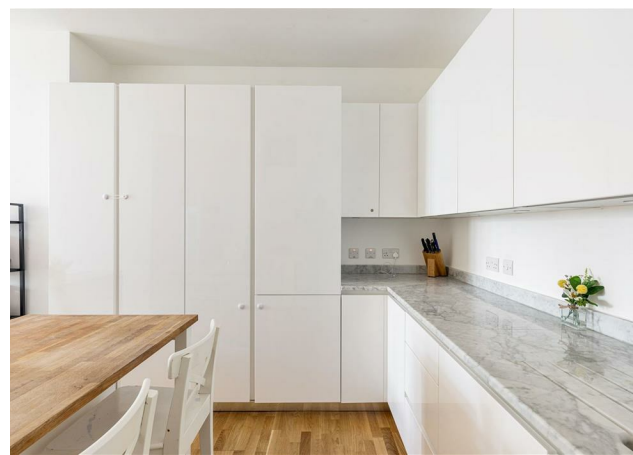
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#### IF YOU LIVED HERE...

You enter through your private patio and own front door into this light, bright apartment. You're immediately into your open plan reception room, measuring over 290 sq ft, this large is perfect for entertaining and relaxing, and comes complete with sleek integrated appliances and cosy underfloor heating below the engineered wooden flooring. Decor is neutral and fresh, and wonderfully bright thanks to the floor to ceiling windows that look out to your private patio.

The large double bedroom has lovely carpets and is a perfect size for a range of bedroom furniture. The state of the art bathroom has plentiful storage, including mirrored wall hanging cupboards, and a sparkling suite including a waterfall shower over the large tub. This development is part of the East Village, originally built for London 2012.

You have fab communal gardens on the first floor, and are moving into a great community. With the Olympic Park a short stroll away, you can bask in the Olympic legacy, take a spin around the velodrome track, do a few lengths in the swimming pool or enjoy the Wetlands Walk.

#### WHAT ELSE?

-Stratford Station is half a mile from your door and benefits from being on both the Central and Elizabeth Line, which handily speeds you through the City and Central London out as far as Heathrow and beyond. With London at your fingertips, you're perfectly placed to explore the city. You also have Stratford International close by, which has regular trains to Kings Cross St Pancras and out of the City to Margate - perfect for a sunny day trip!

-You are in the perfect location to travel by bike, with Victoria Park and Hackney a very short cycle away. These areas need no introduction for their abundance of shops, bars and restaurants, you're sure to spend many a weekend exploring these neighbouring communities.

-Not that you need to look far from your doorstep for some of the best eateries in the area. We love Signorelli for delighted freshly baked goods, and the recently opened Eggslut is quickly becoming a local favourite.



#### A WORD FROM THE OWNER...

"The flat is very quiet and calm with virtually none of the walls shared with other neighbours and benefits from its own front door which is good for privacy and security. High ceilings make the flat feel spacious and help to keep the flat cool in the summer. The kitchen is also huge with tons of storage space which is perfect for cosy nights in and entertaining. It is a great location close to local shops as well as Westfields and Stratford. Excellent transport links. Loads of great outdoor space with nice works in the Olympic Park and longer walks down the Regents Canal to Kings Cross or the Limehouse Cut to the river Thames. We loved living in this flat for many years with our young family - we will miss it and the East Village community.."

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