

Lounge / Kitchen  
15'5" x 11'5"

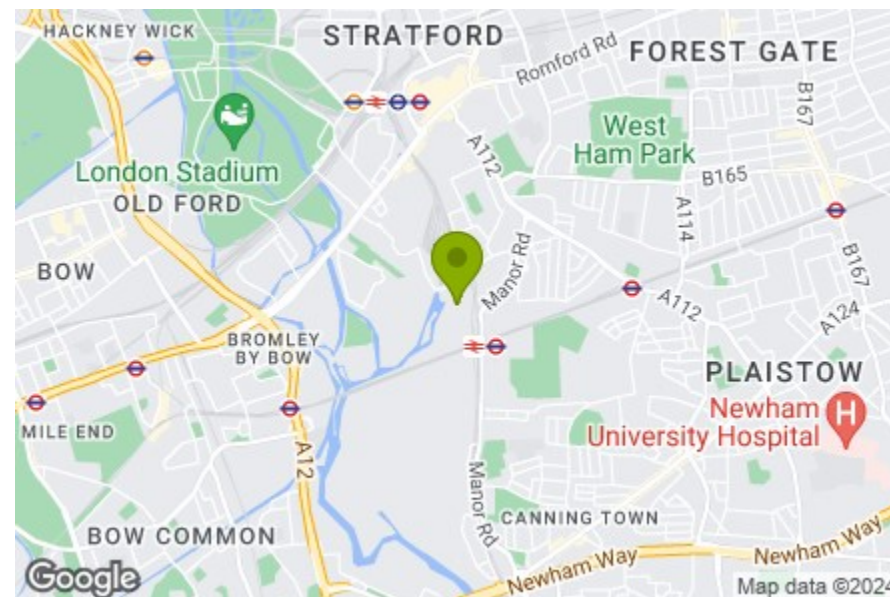
WC  
5'10" x 4'11"

Bedroom  
17'4" x 10'5"

Ensuite  
5'6" x 4'11"

TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## CANNING ROAD, STRATFORD

Offers In Excess Of £250,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Converted Office Building
- Good Decorative Order
- Chain Free
- Quiet Location
- Short Distance from Tube

This modern purpose-built one bedroom apartment on the first floor of a popular gated development in West Ham is tucked away in a quiet location close to Abbey Road and West Ham stations and within easy walking distance of Stratford town centre.

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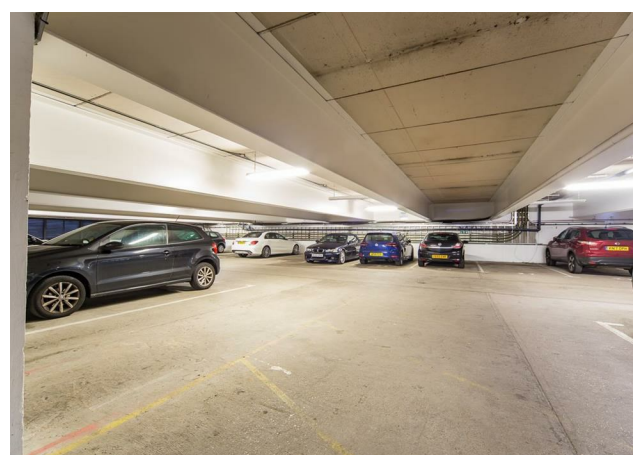
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**IF YOU LIVED HERE...**

You'd enjoy the best of lateral living, in a contemporary apartment with large room sizes in a logical layout and no wasted space. Entering through the smart ground floor lobby, you can take the lift or stairs to the first floor. Once inside your own front door the entrance hall (with a full height built-in cupboard) leads directly to the two large living spaces, with the living room straight ahead and the bedroom to your left.

The open plan living room is a huge space with great natural light from large picture windows. The smart linear kitchen fitted neatly along one wall leaves plenty of space for a dining table and sofas, whilst the white cabinets and discreet integrated appliances complement the white walls and engineered wood floor.

The large L-shaped bedroom is over 17 ft long, providing plenty of space for a large double bed and bedroom furniture. It's carpeted for comfort and has bespoke fitted wardrobes. There's an en suite shower room with a rainfall shower and also a separate WC that can also be accessed from the living room.

The Channelsea House development is well-maintained and has a secure entry system, lift access, and an underground bike store.

**WHAT ELSE?**

- You'll be within easy walking distance of the neighbourhood amenities of West Ham, and all the town centre amenities of Stratford are just half a mile from your door, including numerous leisure and entertainment venues and Westfield Shopping centre.
- There's great access to a range of green spaces, with the playing fields of Memorial Park on your doorstep and lovely West Ham Park within a mile. The Greenway walk and cycle path, just moments from the development, leads to the wide open spaces and world class sports facilities of the Olympic Park, Hackney Wick and Victoria Park.
- Transport connections are excellent. Abbey Road DLR station (one stop from Stratford) is a six minute walk, and for trips into town it's nine minutes to West Ham station. This is on the Hammersmith & City and District Lines, the DLR and c2c rail, giving plenty of options for fast direct journeys to Canary Wharf (4 min), the City (Fenchurch Street 11 min, Liverpool Street 18 min), the West End, and City Airport (11 min).



**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

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