



£350,000

High Street

London, E15 2NY

Set within the sought-after gated development of Central House, this stylish two-bedroom apartment offers contemporary living in the heart of Stratford. The property benefits from secure allocated parking and a private balcony, ideal for relaxing or entertaining.

The apartment features a luxury separate kitchen, fully fitted with high-spec integrated appliances including a dishwasher, large fridge-freezer, oven with extractor, and a washer/dryer. The spacious living area boasts neutral décor, enhancing the bright and airy feel throughout.

There are two bedrooms, a modern bathroom, and plenty of storage space, making this an ideal home for professionals looking to commute to the city

Development Highlights:

24-hour Concierge Service

Residents' Gymnasium, Sauna, and Steam Room

Secure Gated Entry

Location:

Positioned on the border of Zone 2/3, this apartment enjoys excellent transport links with multiple 24-hour bus routes, and is just a short walk to Stratford Station offering Tube, DLR, Rail, and Overground services. Also nearby is Westfield Stratford City, providing an extensive range of shopping, dining, and leisure options.

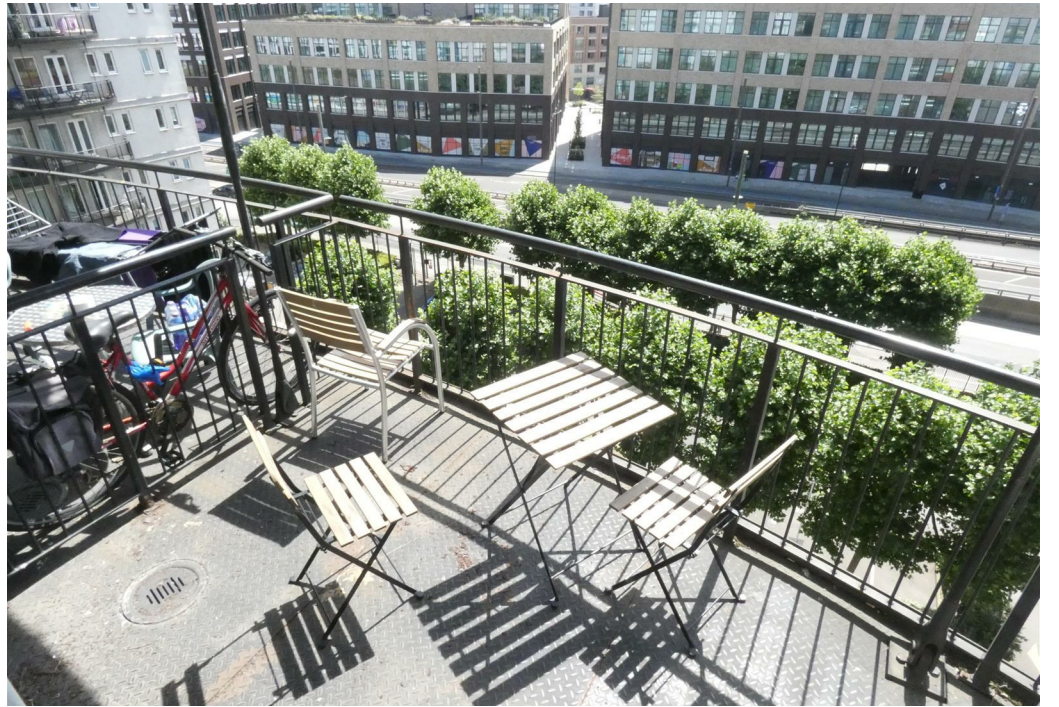
Leasehold: 975 years remaining

Service Charge: £4000 per annum

Ground Rent: £488 per annum

Council Tax: Band C







| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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