



£249,995

High Street

London, E15 QB

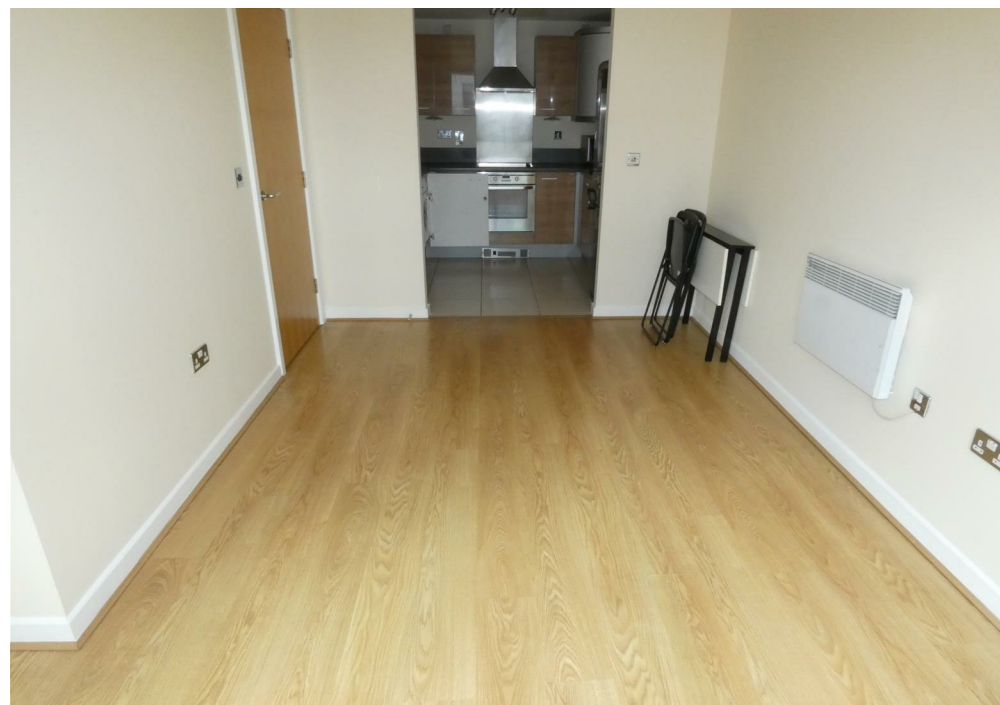


The property features a contemporary open-plan kitchen and lounge, fully fitted with modern appliances, creating a stylish and functional living space. The spacious bedroom benefits from built-in wardrobes, while the sleek bathroom suite is finished to a high standard. Additional highlights include modern décor throughout, laminate flooring, and large windows that flood the apartment with natural light.

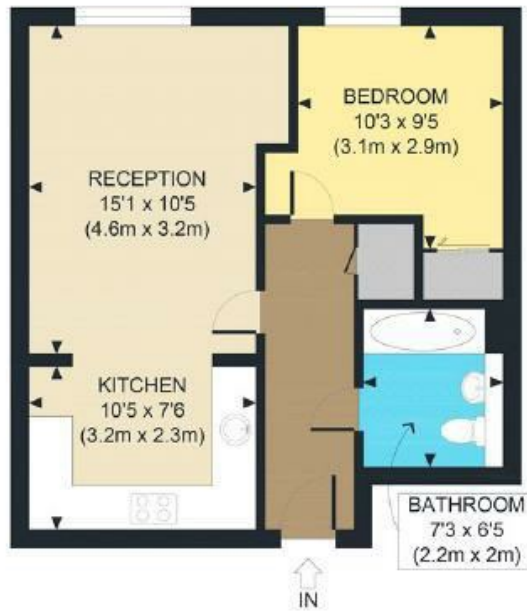
Ideally positioned, the apartment is within close proximity to Pudding Mill Lane DLR Station and just a short walk from Stratford Station, providing excellent transport links to Canary Wharf, the City, and Central London. Residents can also enjoy a wide range of shopping, dining, and leisure options at the nearby Westfield Stratford City.

This property is perfect for first-time buyers or investors and is offered chain-free for a smooth transaction. Offered chain free EWS1 compliant.

Leasehold: 104 years remaining
Service Charge: £2500 per annum
Ground Rent: £260 per annum
Council Tax: Band C







FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 484 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	86
(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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