



Barley Lane, London, E15

BUTLER & STAG



A beautifully presented, light-filled and generously proportioned three-bedroom apartment featuring two bathrooms, located on the sixth floor of the highly desirable Stratford Mill development.



Leasehold

- Sixth Floor Apartment With Lift Access
- Three Double Bedrooms
- Private Balcony
- Storage Cupboards
- Two Bathrooms With High Spec Finish
- Canal-Side Development
- Floor To Ceiling Height Windows
- Resident Only Roof Terrace

Extending to 1189 Sq/Ft., this superbly proportioned apartment is bathed in natural light, enhanced by expansive floor-to-ceiling windows throughout.

A welcoming entrance hallway, complete with two generous storage cupboards, leads through to an impressive dual-aspect reception room. This stylish living space incorporates a sleek open-plan kitchen, finished to a high specification, and opens seamlessly onto a private balcony—perfect for both relaxing and entertaining.

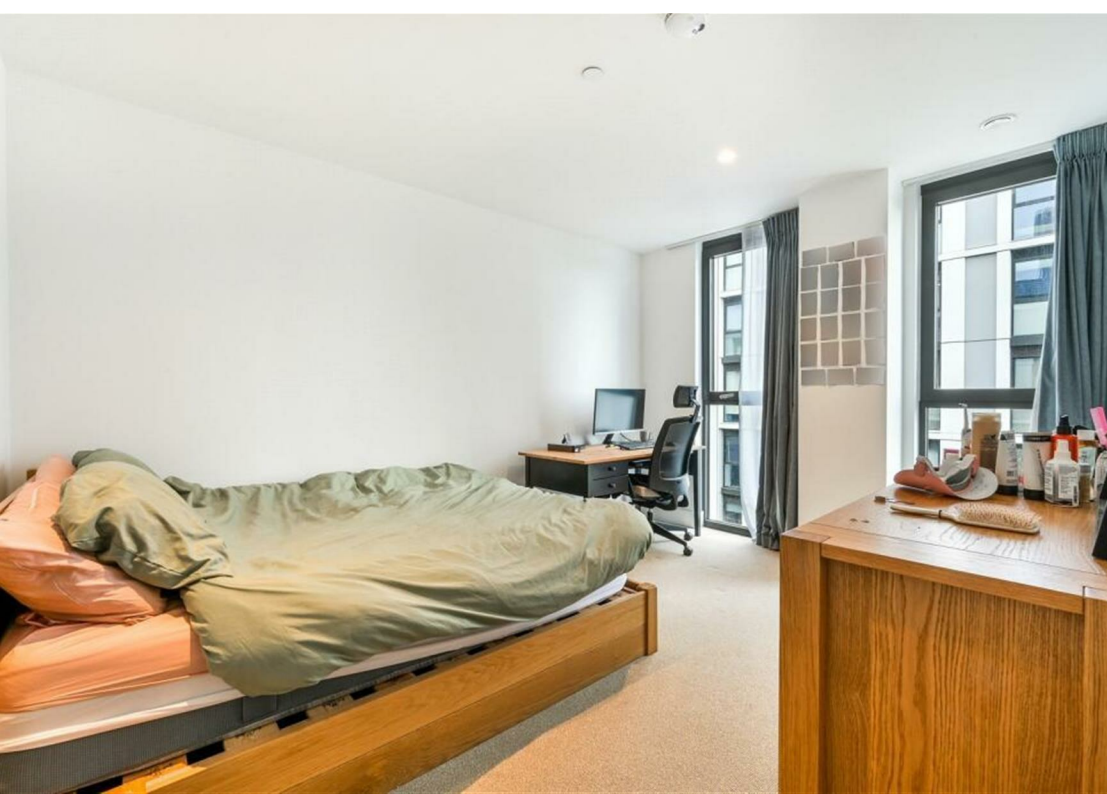
All three bedrooms are well-sized doubles, offering comfortable and versatile accommodation. The principal bedroom benefits from a contemporary en-suite shower room, while a modern bathroom serves the remaining bedrooms.

Stratford Mill has quickly emerged as one of East London's most sought-after new neighbourhoods, ideally positioned along the canal and just moments from Queen Elizabeth Olympic Park. Malt House is surrounded by a wealth of amenities, including London Stadium, Westfield Stratford City, and Stratford International Station, while the popular Stratford Padel Club is also nearby.

Residents further benefit from access to a communal sky garden on the fourth floor and an on-site Reformer Pilates studio, adding to the development's lifestyle appeal.

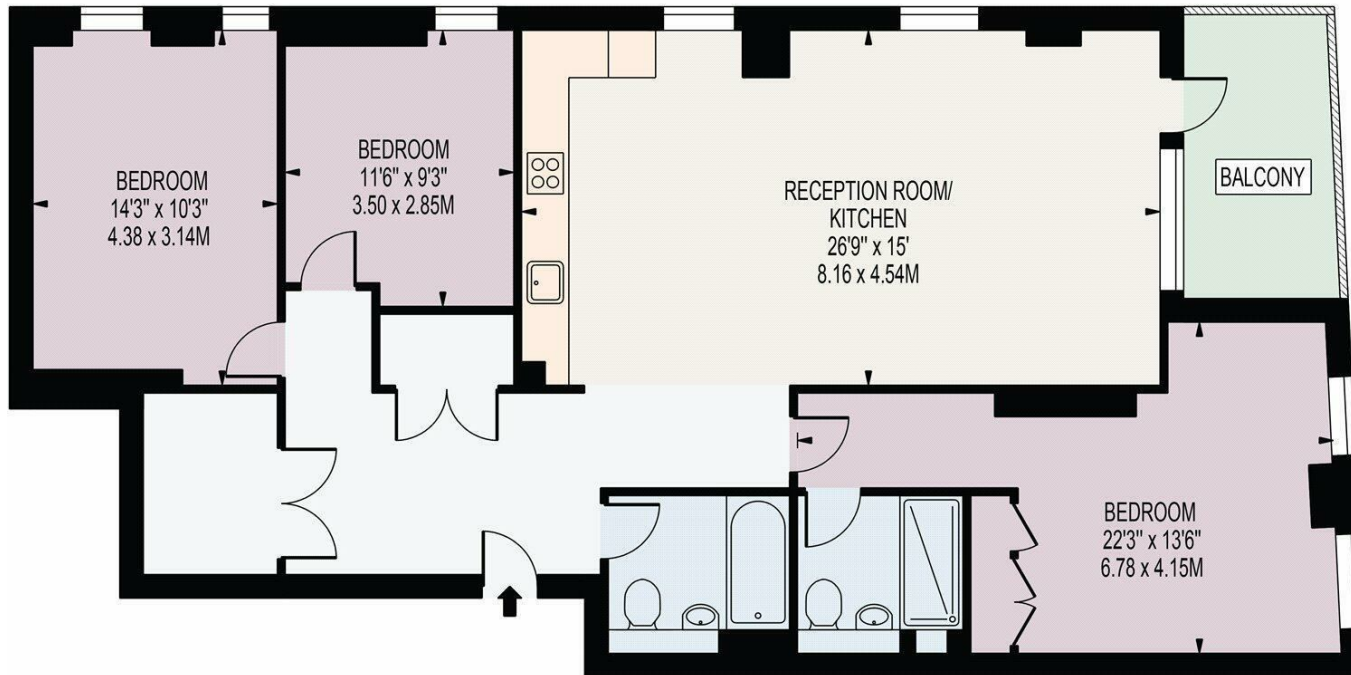
Transport connections are excellent, with Pudding Mill Lane DLR station just a short walk away, providing direct links to Canary Wharf and Lewisham. Stratford Station is also within easy reach, offering fast and frequent services across London, including to London Bridge, Liverpool Street, Bank and beyond.





MALT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1189 SQ FT - 110.49 SQ M



SIXTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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