



## **Dawson Building, 52 Prospect Row, Stratford, E15 1GU**

**£595,000**

FOR SALE

A 2 double bedroom 2 bathroom flat within one of Stratford's sought after developments 'New Stratford Works' E15.

Very bright and spacious throughout, situated on the 3rd floor with upgraded solid wood flooring to all rooms, open plan reception room with luxury fitted kitchen, floor to ceiling windows and door leading out to a good size terrace, 2 double bedrooms and 2 luxury bathroom suites.

New Stratford Works is located near to Westfield shopping center, Stratford International station and Stratford tube station.

GROUND RENT £325 / SERVICE CHARGE £2,398 PA / LEASE 993 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 772 SQ FT
- 2 DOUBLE BEDROOMS
- 2 LUXURY BATHROOM SUITES
- SOLID WOOD FLOORS TO ALL ROOMS
- LARGE TERRACE
- FOR SALE
- CHAIN FREE
- WALK TO WESTFIELD SHOPPING CENTER
- WALK TO STATIONS
- WALK TO OLYMPIC PARK

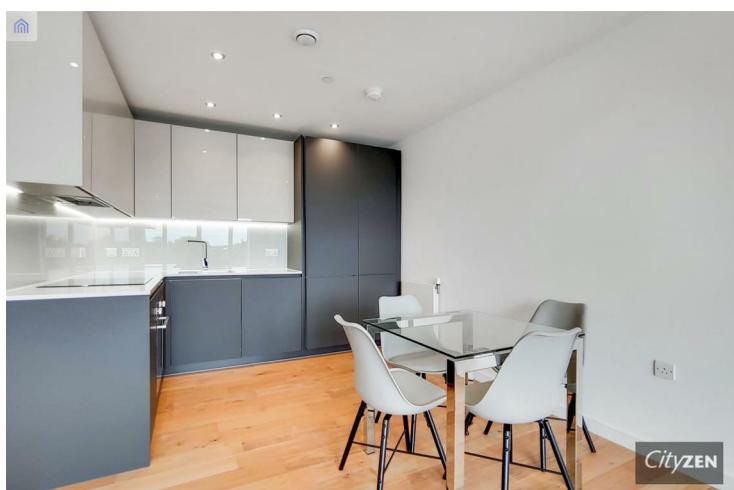
# Dawson Building, 52 Prospect Row, Stratford, E15 1GU



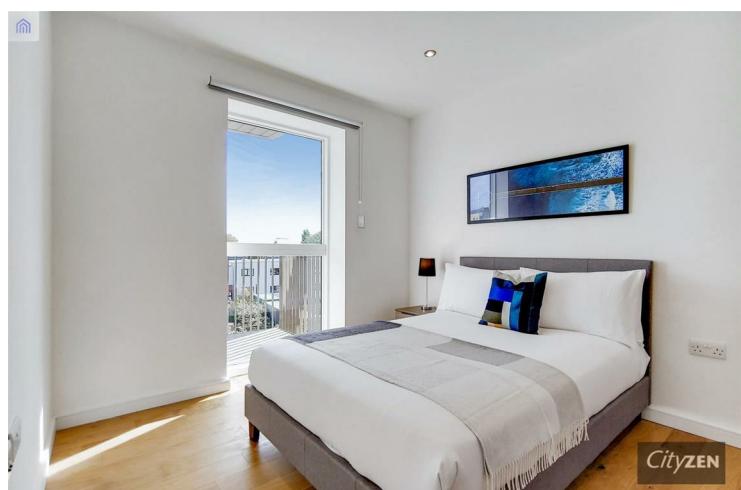
RECEPTION



EN-SUITE



KITCHEN



BEDROOM



BEDROOM



BATHROOM

# Dawson Building, 52 Prospect Row, Stratford, E15 1GU



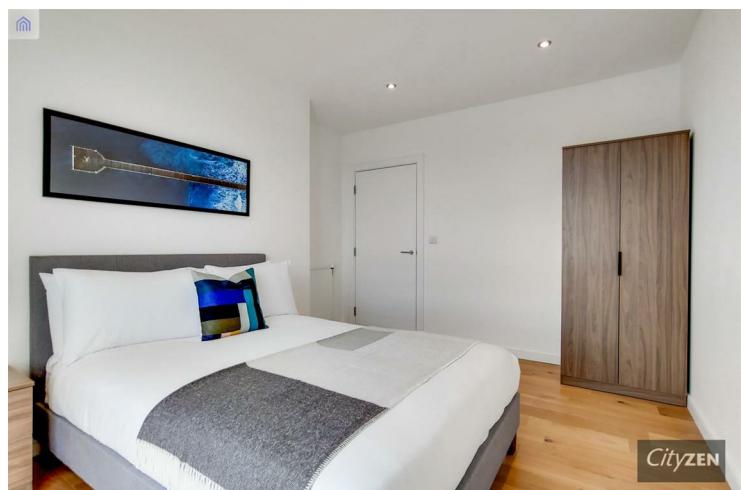
RECEPTION



BEDROOM



KITCHEN



BEDROOM



BEDROOM



UTILITY CUPBOARD

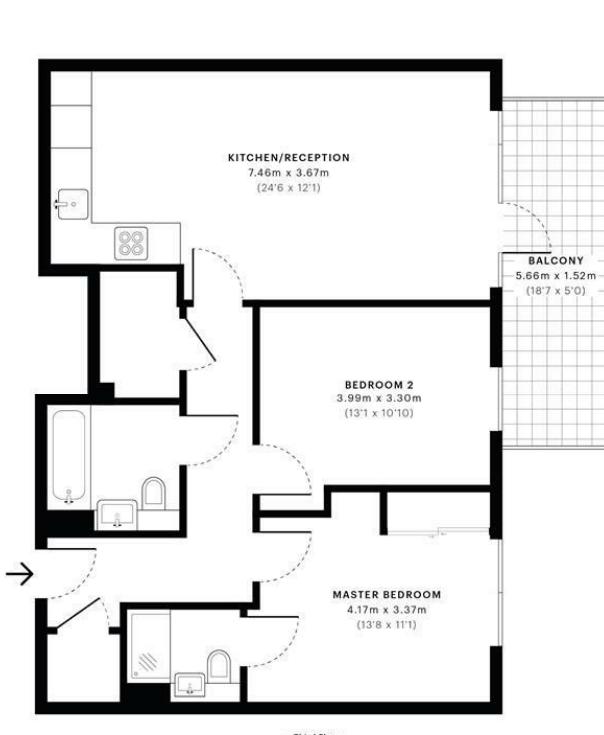
# **Dawson Building, 52 Prospect Row, Stratford, E15 1GU**



**DAWSON BUILDING**



**DAWSON BUILDING**



— Third Floor

GROSS INTERNAL AREA (GIA)  
73.11 sqm / 786.95 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
66.40 sqm / 720.25 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
8.54 sqm / 91.92 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

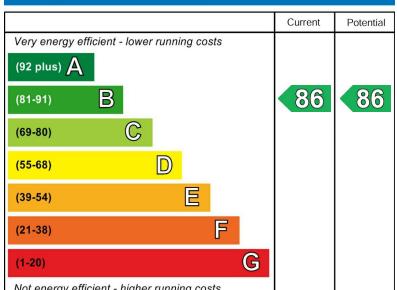


Spets Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual floor lengths and widths  
are the maximum points of measurements captured in the scans.

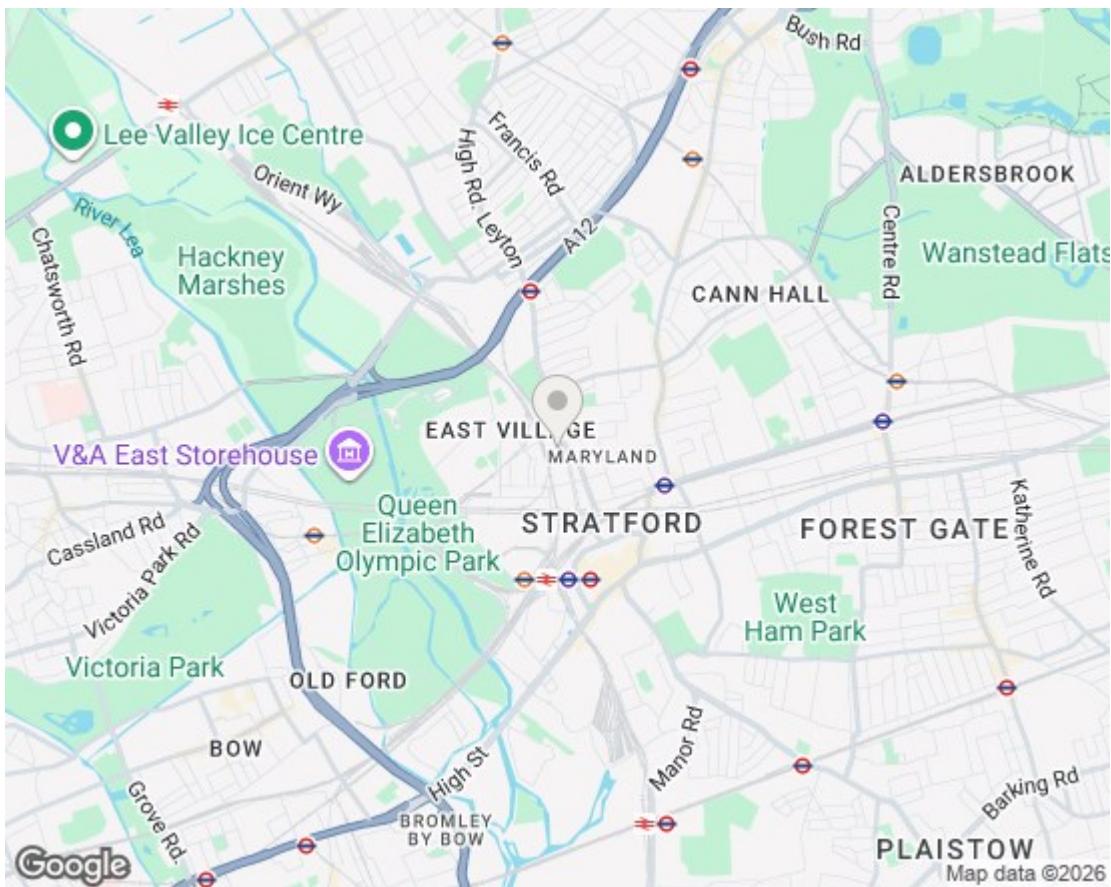
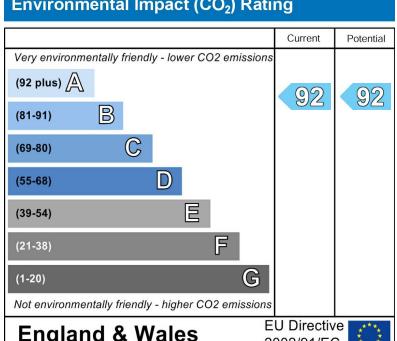
IPMS 3E RESIDENTIAL 81.60 sqm / 878.34 sqft  
IPMS 3C RESIDENTIAL 77.42 sqm / 833.34 sqft

SPC ID: 5f1aeb524625350a3881accb

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.