



Warton Road, Stratford, E15 2JS

£375,000

A 2 double bedroom apartment for sale within one of Stratford's most sought after developments.

Own entrance door via secure courtyard, entrance hall with staircase leading up to first floor, wooden flooring, luxury fitted kitchen & bathroom suite, lots of natural light, floor to ceiling windows throughout the apartment.

Short walk to Stratford station & Westfield shopping center.

Chain free sale.

GROUND RENT £200 PA / SERVICE CHARGE £1500 PA / LEASE 106 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.

- 2 Double Bedrooms
- Chain Free Sale
- Walk To Stratford Station
- Luxury Fitted Kitchen
- Walk To Westfield
- Own Entrance Off Secure Courtyard

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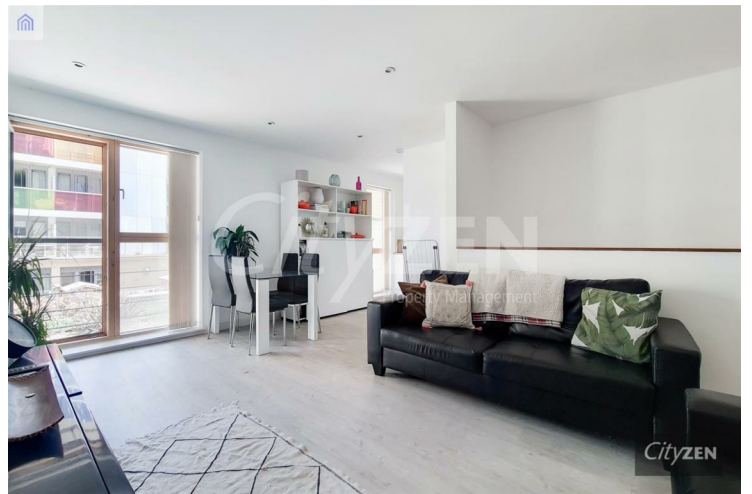
WARTON ROAD



RECEPTION ROOM



PERSONAL ENTRANCE DOOR



RECEPTION ROOM



KITCHEN



BEDROOM 1

Warton Road, Stratford, E15 2JS



BEDROOM 1



BATHROOM



BEDROOM 2



BEDROOM 2



GROSS INTERNAL AREA (GIA)
The footprint of the property
74.50 sqm / 801.91 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes balconies, restricted head heights
70.11 sqm / 754.66 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

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

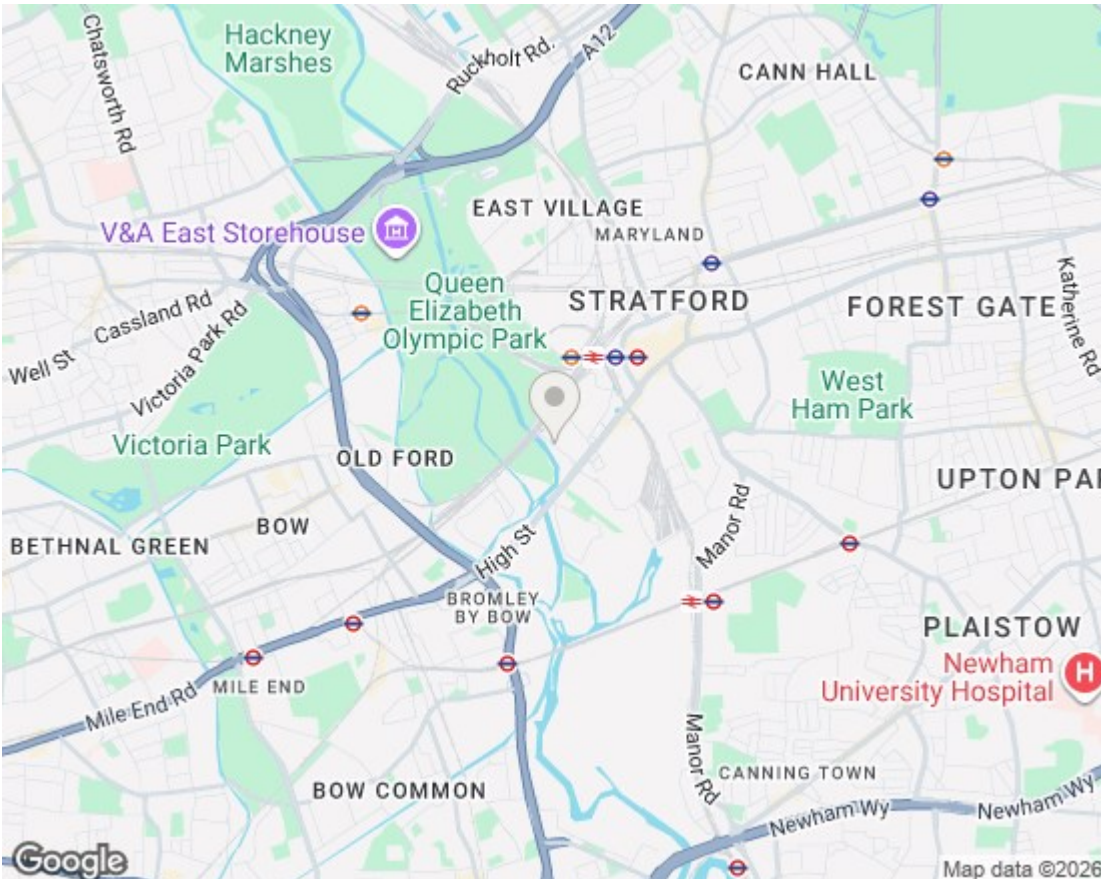
spec Verified

RICS Certified Property Measurement

Spec 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 room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 73.70 sqm / 793.30 sqft
IPMS 3C RESIDENTIAL 71.36 sqm / 768.11 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.