



Warton Road, Stratford, E15 2JS

£450 Per Week

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

Own entrance door via secure courtyard, entrance hall with staircase leading up to first floor, 2 double bedrooms, luxury fitted kitchen & bathroom suite, lots of natural light, floor to ceiling windows throughout the apartment.

Short walk to Stratford station & Westfield shopping centre.

COMES UNFURNISHED (pictures shown are of previous tenants furniture)

PROPERTY AVAILABLE FROM NOW.

- 2 Double Bedrooms
- Available From Now
- COMES UNFURNISHED (pictures shown are of previous tenants furniture)
- Walk To Stratford Station
- Luxury Fitted Kitchen
- Walk To Westfield
- Own Entrance Door Off Secure Courtyard

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WARTON ROAD

PERSONAL ENTRANCE DOOR

KITCHEN

RECEPTION ROOM

RECEPTION ROOM

BEDROOM 1

BEDROOM 1

BEDROOM 2

BEDROOM 2

BATHROOM



GROSS INTERNAL MEASUREMENTS
The footprint of the property
74.50 sqm / 801.91 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements restricted head height
70.11 sqm / 754.66 sqft

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

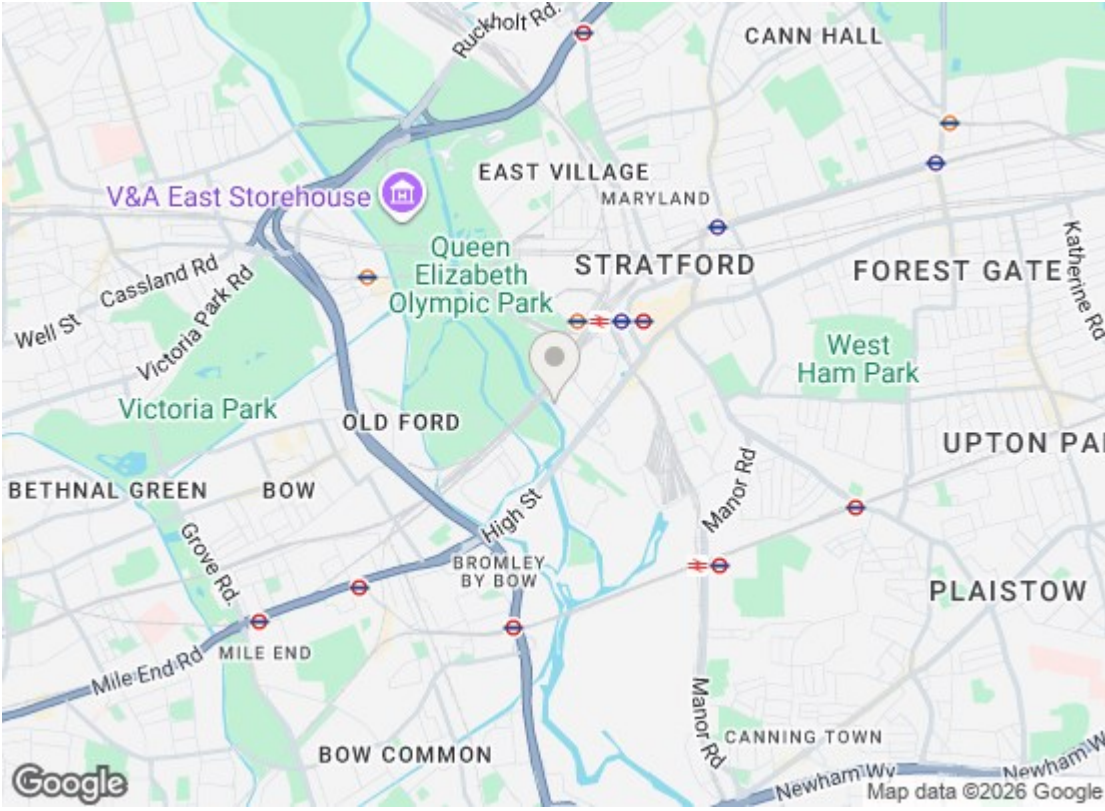
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

IPMS 2 RESIDENTIAL 73.10 sqm / 783.20 sqft
IPMS 3 RESIDENTIAL 71.38 sqm / 768.11 sqft

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.

spec Verified
RICS Certified Property Measurer

spec id: 63c4215c8af5ad9dd8d0317c1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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.