



**Third Floor**  
Total Area: 87.3 m<sup>2</sup> ... 940 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen/ Reception Room  
22'0" x 13'5"

Balcony  
7'11" x 5'9"

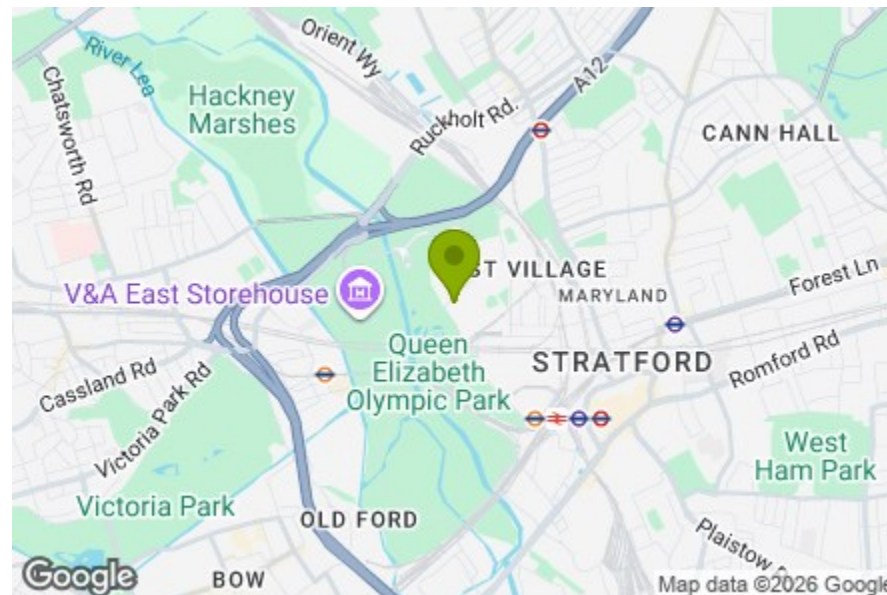
Bedroom  
12'3" x 10'11"

Bedroom  
14'9" x 9'4"

Bedroom  
16'0" x 8'4"

Bathroom  
6'10" x 6'5"

Ensuite  
6'2" x 4'10"



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 82                      | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 |           |



## HONOUR LEA AVENUE, STRATFORD

Offers In Excess Of £665,000 Leasehold  
3 Bed Apartment - Purpose Built



### Features:

- Third Floor Apartment With Lift Access
- Three Double Bedrooms
- Two Bathrooms
- Balcony Overlooking Communal Gardens
- Open Plan Living/ Entertaining Space
- Close Proximity to Olympic Park & Hackney Wick
- Easy Access To Westfields Shopping Centre
- Walking Distance to Stratford Station
- Array of Cafes/ Bars & Restaurants on your doorstep

Positioned within a contemporary development, this impressive third-floor apartment offers a refined balance of space, light and modern comfort. The open-plan layout creates a generous setting for living and entertaining, complemented by a private south-facing balcony with views over the landscaped communal gardens. Three double bedrooms and two bathrooms provide excellent versatility, while lift access adds convenience. With cafés, bars and restaurants close at hand, and the Olympic Park, Hackney Wick and Westfield all nearby, it's perfectly placed for an active yet relaxed lifestyle. Stratford Station is also within easy walking distance, placing the capital's key destinations within effortless reach.

REQUEST A VIEWING  
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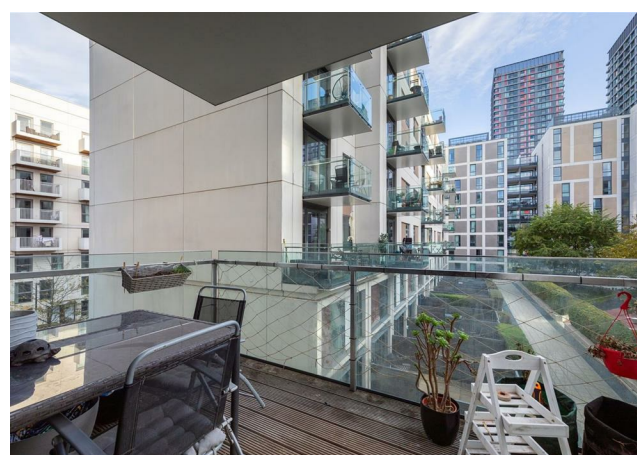
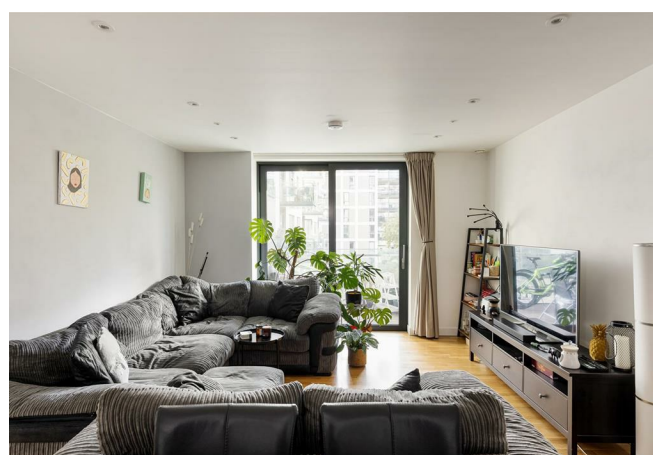
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**IF YOU LIVED HERE...**

Nestled in a striking architectural setting, this beautifully presented apartment offers light, proportion and poise in equal measure. The building's crisp architecture, glass balconies and landscaped surroundings create a serene urban setting softened by greenery and open walkways below. Inside, the welcoming hallway includes a built-in storage cupboard and leads through to a generous open-plan kitchen and reception room, where pale cabinetry and warm wooden floors form a harmonious backdrop. Expansive glazing draws in natural light and opens onto a south-facing balcony, an ideal spot to relax above the courtyard gardens and take in the tranquil outlook. The sense of space here is enhanced by the fluid layout, creating a perfect environment for both entertaining and everyday living. Three double bedrooms offer versatility and balance, each finished in soft neutral tones and comfortably proportioned for rest and relaxation. The principal bedroom includes a private ensuite with a walk-in shower, while the remaining rooms share a family bathroom featuring a bath with overhead shower and a wide mirrored wall that enhances the feeling of space. Every corner has been designed with a focus on comfort, light and an effortless sense of flow throughout. The immediate surrounding area of this vibrant new community features landscaped walkways, mature trees and tranquil water features that create a peaceful urban escape. Green spaces weave between the buildings, softening the modern architecture and offering quiet corners to relax outdoors. On your doorstep, cafés such as

Signorelli East Village create a welcoming local scene, while the nearby Queen Elizabeth Olympic Park offers vast green landscapes, peaceful waterways and a wealth of leisure pursuits just moments from home. A short walk brings you to Hackney Bridge, a creative destination of independent bars, restaurants and studios, and to the neighbouring Hackney Wick, known for its lively canal-side venues including Number 90 Bar and Barge East. Westfield is within easy reach, offering an exceptional mix of shopping, dining and entertainment. It's only a ten-minute walk to the London Stadium, placing world-class events and concerts practically on your doorstep. Excellent schools are also nearby, including the outstanding Mossbourne Riverside Primary, just a ten-minute walk away.

**WHAT ELSE?**

Stratford Station is just fifteen minutes away, providing Central, Jubilee, Elizabeth, DLR and Overground connections for effortless travel across London and beyond. Even closer, Stratford International Station offers fast links to King's Cross and destinations further afield, making this location exceptionally well connected whether commuting, exploring the city or travelling beyond the capital.



**A WORD FROM THE OWNER.....**

"It's genuinely the most well located flat I've ever lived in. Shops, cafes, parks, bars and an assortment of amenities on your doorstep. The 24 hour security has made me feel super safe. The transport links range from pretty much every line you need, and you also have Westfield a 10 minute walk away."

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