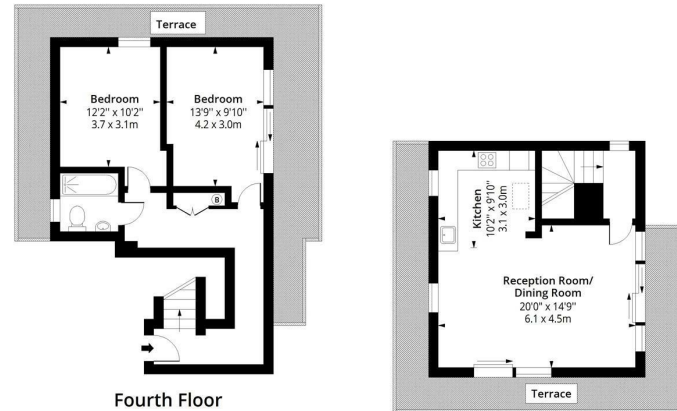


Church Street, E15

Approx. Gross Internal Area 928 Sq Ft - 86.21 Sq M (Excluding Terrace)
Approx. Gross Internal Area 1430 Sq Ft - 132.85 Sq M (Including Terrace)



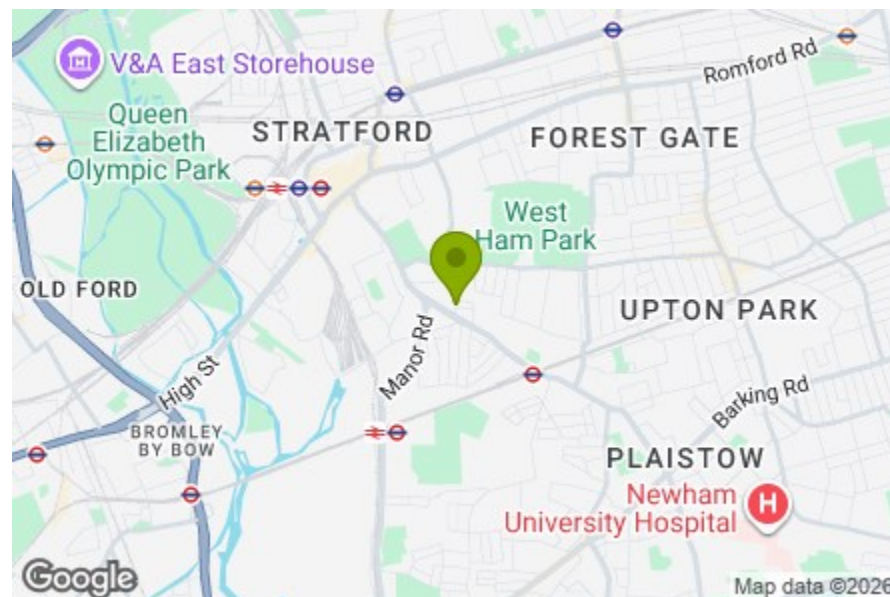
Fourth Floor
Floor Area 488 Sq Ft - 45.34 Sq M

Fifth Floor
Floor Area 440 Sq Ft - 40.88 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
ipapius.com



- Reception/Dining room
20'0" x 14'9"
- Kitchen
10'2" x 9'10"
- Bathroom
- Bedroom
13'9" x 9'10"
- Bedroom
12'1" x 10'2"
- Terrace
- Terrace



CHURCH STREET, STRATFORD

Asking Price £500,000 Leasehold
2 Bed Apartment



Features:

- Penthouse Two Bedroom
- Two Wrap Around Terraces
- Sky Line Views Across London
- A Short Walk to Stratford Park & West Ham Park
- Less Than 1 Mile to Stratford Station
- Very Close to Olympic Park & Westfield
- Split Overt Two Floors

Known for its strong investment potential and vibrant cultural mix, E15 is an up-and-coming postcode that offers both energy and greenery—Stratford and West Ham Parks are just a short stroll away.

Set across two floors, this bright and modern two-bedroom penthouse makes the most of its 440 sq ft, with two wraparound terraces offering fantastic outdoor space and sweeping views across the London skyline. Stylishly presented and ready to move into, it's a rare opportunity to step into a home with instant appeal—and serious future promise.

With Stratford Station just under a mile away, along with Westfield Shopping Centre, and Queen Elizabeth Olympic Park, access to travel and leisure couldn't be more convenient. Plaistow tube station is closer still, less than ten minutes for the Hammersmith & City and District lines and speedy connections to the City, South Bank and central London

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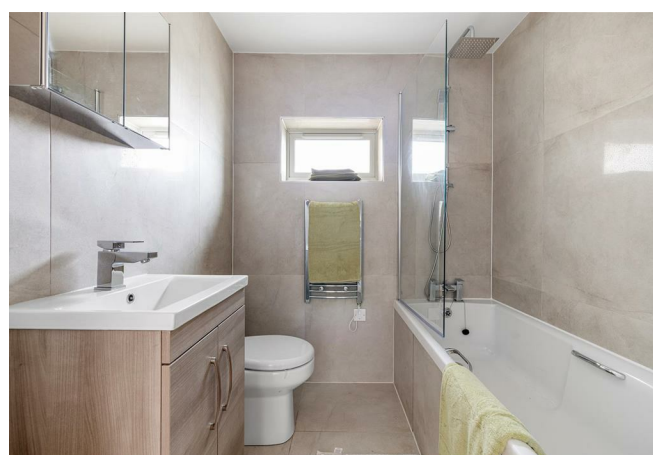
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IF YOU LIVED HERE...

Tucked away on a quiet, low-traffic street, this impressive penthouse crowns a well-maintained, low-rise block. Access is secure via entryphone, and if you'd rather skip the stairs, a convenient service lift takes you straight to the fourth floor.

Here, you'll find two generous double bedrooms—one with direct access to a wraparound terrace—plus a bright, boutique-style bathroom finished in oversized floor-to-ceiling tiles.

Climb one more floor and you're greeted by a truly special open-plan lounge and kitchen. Impeccably finished with pale hardwood floors, floor-to-ceiling windows, and an elegant L-shaped kitchen with muted cabinetry and high-spec integrated appliances, this space is designed for both relaxing and entertaining.

The panoramic views steal the show—stretching out across the City to Canary Wharf and beyond. It's the perfect backdrop for evening drinks, watching the sunset melt into the skyline as the city begins to twinkle below.

Outside, cyclists will be pleased to know that the Queen Elizabeth Olympic Park is less than ten minutes away by bike, home to the famous Velopark, London Aquatics Centre and all manner of other world-class sporting and leisure facilities. The

gargantuan Westfield Shopping Centre – the biggest shopping mall in Europe has all your high street favourites and loads of restaurants no matter what cuisine takes your fancy

WHAT ELSE?

– The rail links set the area apart, with Stratford Station (20 mins) offering Central, Jubilee, DLR and Elizabeth Line services and Southeastern trains running from Stratford International. Alternatively, hop on at Plaistow Underground on the District Line (10 mins) or West Ham on District, DLR and c2c, (16 mins).

– Meanwhile, East Village is home to lovely independent cafés and restaurants serving everything from artisan bread to homemade gelato and fabulous cocktails. Other local favourites on your doorstep include the Ye Old Black Bull pub, Escape Bar (which features board games, quiz nights and comedy) and Sawmill café and bakery.

– When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex too.



A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies.

Allegra, a sensational seafood restaurant on the seventh floor of The Stratford hotel would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch."

KYLI CLAYTON
E11 BRANCH MANAGER

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