

19th Floor

Total Area: 84.6 m<sup>2</sup> ... 910 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Kitchen/Reception Room  
16'6" x 14'7"

Bedroom  
22'3" x 11'3"

Ensuite  
8'3" x 4'10"

Bedroom  
13'8" x 8'4"

Bathroom  
7'2" x 6'7"

Balcony  
22'3" x 11'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	



## STATION STREET, STRATFORD

£600,000 Leasehold  
2 Bed Apartment



### Features:

- High Spec Two Bedroom Apartment
- 19th Floor with Lift Access
- Two Bathrooms
- Fantastic Proportions
- Balcony/ Winter Garden
- Flooded With Natural Light
- Next to Stratford Station & Westfields Shopping Centre
- Residents' Roof Terrace with Views of The London Skyline
- Secure Bike Storage & 24hr Concierge
- Underfloor Heating

Set on the nineteenth floor of a modern development, this impressive two-bedroom apartment offers exceptional proportions and a refined contemporary finish. The interiors are bright and spacious, with daylight pouring through expansive glazing and a balcony that doubles as a sheltered winter garden, perfect for year-round enjoyment. Residents benefit from lift access, while the location places Stratford Station and Westfield Shopping Centre quite literally on the doorstep, ensuring effortless access to transport, shopping, and dining.

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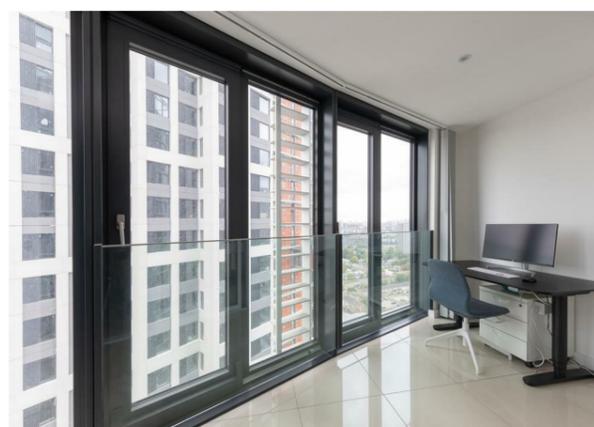
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**IF YOU LIVED HERE...**

Rising above the city, this distinctive curved building makes a bold architectural statement, its glass façade catching the light and reflecting the urban skyline below. The nineteenth-floor apartment enjoys an exceptional position within the tower, defined by clean lines, generous proportions and far-reaching panoramas.

A broad hallway with built-in storage opens into a striking open-plan kitchen and reception room, where a sweep of full-height windows curves elegantly around the space. Daylight fills the room throughout the day, illuminating the contemporary finishes and framing dramatic skyline scenes. The well-designed layout easily accommodates dining and seating areas, creating a stylish and versatile living environment. The balcony extends from here, enclosed with wraparound glazing and tiled flooring, providing an inspiring spot to pause and take in the views.

The main bedroom continues the sense of openness, also enjoying direct access to the balcony. Built-in mirrored wardrobes enhance the room's sense of scale, and the adjoining ensuite, with its mosaic detailing and soft neutral tones, provides a refined private escape. A second double bedroom offers flexibility for guests or home working, while the main bathroom features a bath with overhead shower and coordinating finishes that echo the apartment's

**modern design.**

Located within a vibrant pocket of East London, the area offers an impressive blend of leisure, culture, and convenience. Westfield Shopping Centre is moments away, home to hundreds of shops, a lively food hall, and favourites like Caffè Concerto Stratford Balcony and Bat & Ball, offering everything from morning coffee to late-night games. Nearby, Bread Street Kitchen brings relaxed dining with a touch of flair, while The Print House at Jim & Tonic East offers a buzzy riverside spot for drinks. The vast Queen Elizabeth Olympic Park is just a short stroll away, with its landscaped gardens, waterways, and walking trails providing space to unwind or explore. A little further on, East Village adds to the area's variety with its mix of independent shops, bars, and restaurants such as Signorelli East Village.

**WHAT ELSE?**

Getting around couldn't be easier, with Stratford Station just three minutes away, offering the Central and Jubilee lines, London Overground, DLR, National Rail and the Elizabeth line, providing fast links across the city, from Liverpool Street to Heathrow. Stratford International is also within easy reach in around fifteen minutes, offering high-speed services and additional connections that make travel in and out of London effortlessly convenient.



**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.

Gordon Ramsay's Bread street Kitchen, 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 ASSISTANT BRANCH MANAGER

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