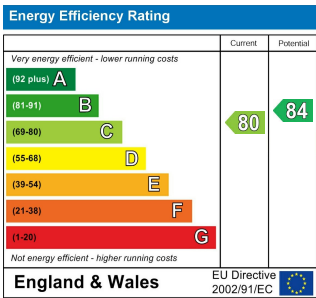


Thirteenth Floor

Total Area = 69.6 sq m / 750 sq ft

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



WARTON ROAD, STRATFORD
£2,150 Per Calendar Month
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Wooden Flooring
- Open Plan Kitchen Area
- Great Views
- Two Bathrooms
- Walking Distance to Stratford
- On-site Gym and Concierge Service
- No Parking
- 12 Month Tenancy

A superlatively splendid two bedroom apartment on the thirteenth floor of a majestic modern designer development in the heart of desirable E15. You have excellent transport links and two superb balconies with breathtaking views over London.

Your new abode sits in the sought-after heart of Stratford, with easy access to a wealth of world-class amenities, including fantastic fitness and activity options, as well as contemplative canal side strolls.

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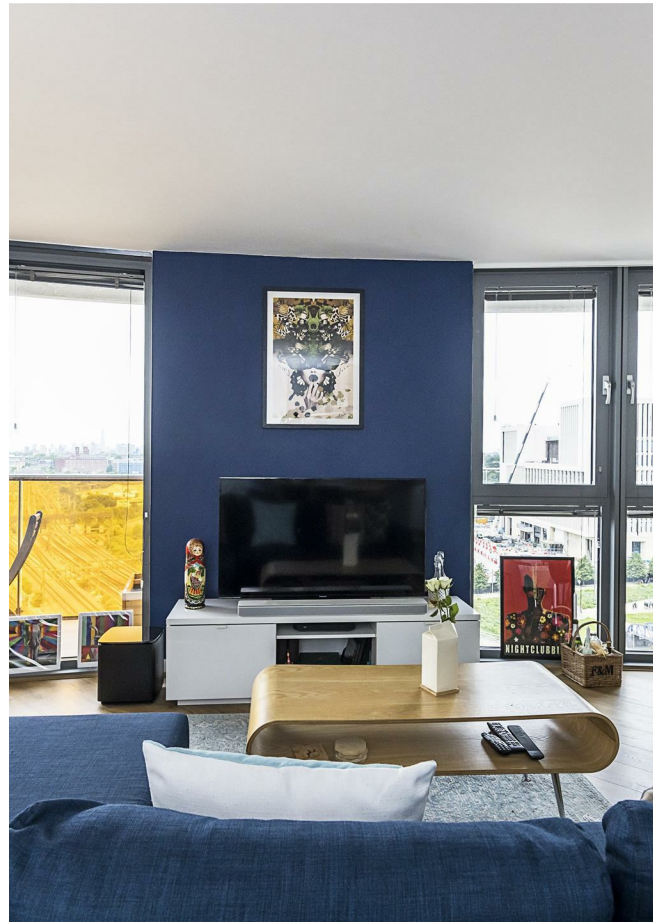
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IF YOU LIVED HERE

You'll be delighted by your bright, spacious entrance hall, offering plenty of dedicated storage and access to a smart bathroom. Into your gorgeous 400 square foot open plan reception/diner and it's hard to overstate the impact of this high-spec space, with blonde flooring and a generous balcony affording captivating city-skyline vistas. Your kitchen comprises first class appliances and is finished in classic white, with glossy and muted hues, complementing stylish oak countertops and breakfast bar.

Your two bedrooms are just perfect, carpeted in beige and light brown colour for a cosy feel. First is your beautiful 120 square feet double, with a 140 square feet master next door. Here full height bespoke wardrobes provide all the storage you need to keep things tidy, while sliding mirrored doors reflect light from your gorgeous second balcony. You also have a sparkling en suite in crisp white and dove grey, with a standalone shower and chrome tower radiator.

You're an incredible one minute from the lush greenery and all the amazing,

internationally renowned attractions scattered throughout the Queen Elizabeth Olympic Park. A seventeen-minute walk through idyllic greenery to Fish Island will reward you with plenty of high-end new favourites for wining and dining. Or if you're having a chilled day why not order in from fine food artisans Forman & Field? For retail goals you can be strolling the broad promenades of Westfield in ten minutes.

WHAT ELSE?

- Stratford station, for Crossrail's new Elizabeth Line, is a mere ten minutes on foot. Alternatively, pick up the speedy Central line or hop on the DLR for direct rides to Canary Wharf in twelve. Drivers can be on the arterial A12 in a few minutes.
- For parents, twenty-two 'Good' or 'Outstanding' primary and secondary schools all lie within a mile.
- To blow the cobwebs away, how about an idyllic walk along the Waterworks River, right outside your door? Amble far enough and you'll reach the WaterWorks Nature Reserve where you can unwind and forget you're in the city.

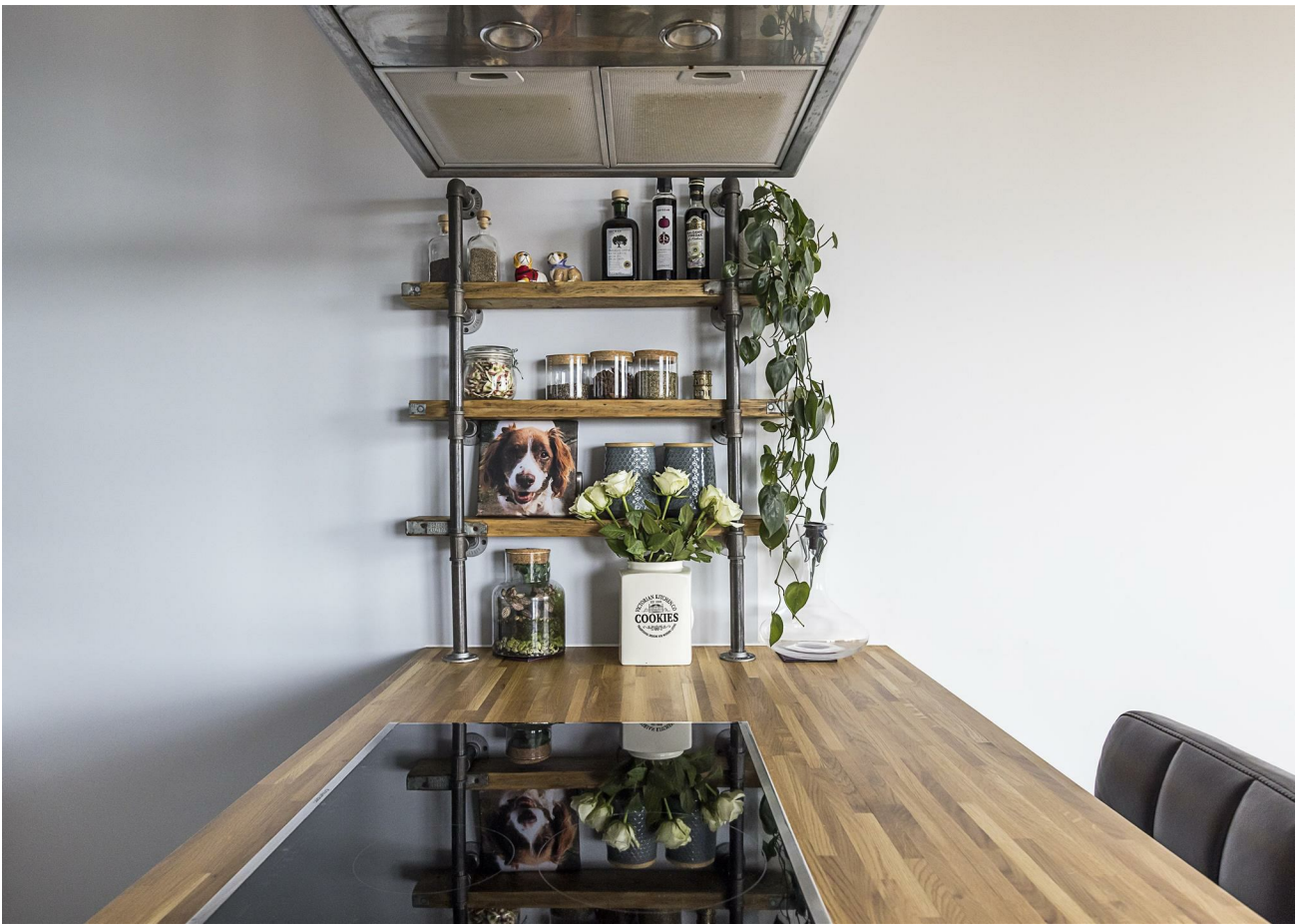


A WORD FROM THE EXPERT...

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.

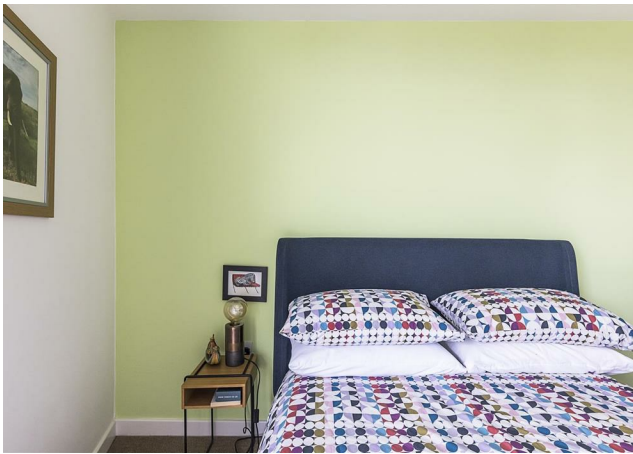
KYLI CLAYTON
E11 BRANCH MANAGER

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Kitchen / Reception Room

25'5" x 20'2"

Bedroom

11'8" x 11'5"

Bedroom

14'1" x 10'11"

Ensuite

Bathroom

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