



## STRATFORD EYE, STRATFORD, E15

**SSTC**

**£450,000** Leasehold

Located on the sixteenth floor in the popular Stratford Eye and offered with no onward chain is this spacious two double bedroom, two bathroom apartment which offers panoramic views of the London skyline.

- Close to public transport links
- Modern development
- No Onward Chain
- Two bathrooms
- Two Double Bedrooms
- Panoramic views

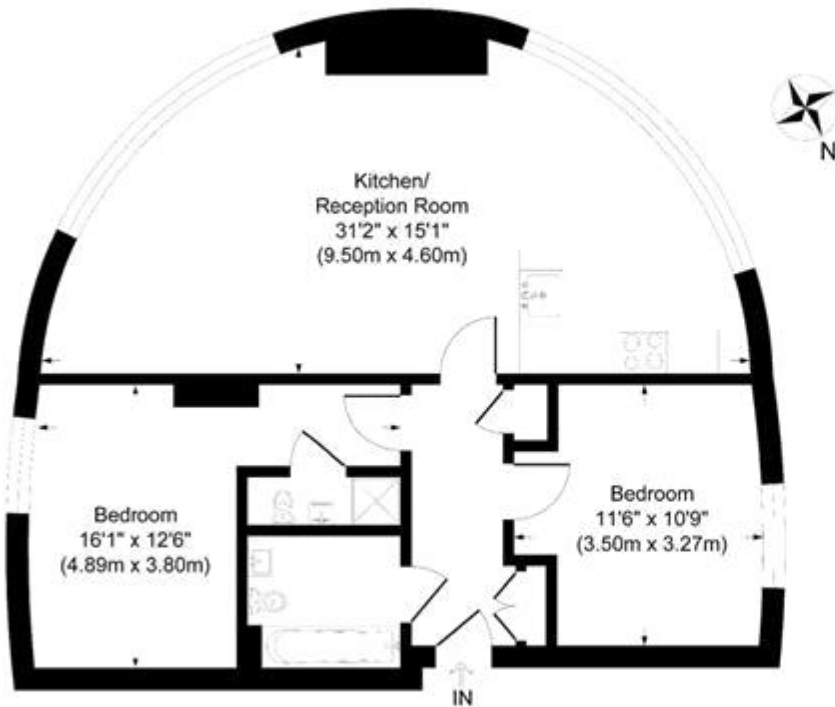
Located on the sixteenth floor in the popular Stratford Eye and offered with no onward chain is this spacious two double bedroom, two bathroom apartment which offers panoramic views of the London skyline. Offering an abundance of natural light throughout, the property comprises entrance hall with storage cupboard, open plan reception room with fitted kitchen, master bedroom with en-suite shower room, second double bedroom and main family bathroom.

The Stratford Eye is ideally located being within walking distance to Stratford station (Central, DLR, Jubilee and London Overground), Westfield Shopping Centre, and the Queen Elizabeth Olympic Park.

Tenure: Leasehold (900 years)  
Ground Rent: £250 per year  
Service Charge: £2,700 per year



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Sixteen Floor



## Stratford Eye

Approximate Gross Internal Area  
Total = 70.2 sq m / 757 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.