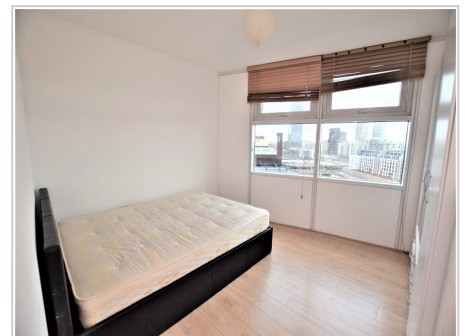


Stratford Eye Building,
Angel Lane,
Stratford E15 1BL

430,000



- Spacious Modern Apartment on the 9th Floor
- Lift Service to All Floors
- Fitted Kitchen With Appliances Included
- Living / Dining Room
- Private Balcony with Views
- Two Double Bedrooms
- Family Bathroom Wc
- En-Suite Shower Room Wc
- Wood Floors

Ref: PRA10323

Viewing Instructions: Strictly By Appointment Only

General Description

FANTASTIC 2 BEDROOM 2 BATHROOM APARTMENT: The Iconic "Stratford Eye Building" located adjacent to The Westfields Shopping Centre and Stratford station, this upper floor apartment benefits from a private balcony with stunning views. CALL NOW

Accommodation

Communal Entrance Reception

With Security door and ground floor entrance and concierge reception, lift service to all floors

Entrance Hall

With wood flooring storage cupboard housing boiler and fuse board, doors to all rooms

Living Room (15' 10" x 12' 10") or (4.82m x 3.91m)

Large floor to ceiling double glazed window and double glazed double doors leading to a private balcony, wood floors throughout, radiator, open to :-

Balcony

Private balcony with panoramic views

Kitchen (9' 11" x 7' 1") or (3.02m x 2.15m)

A modern range of wood wall and base units with contrasting black work tops, built-in electric oven, ceramic hob and extractor hood, integrated washing machine and dish washer, fridge freezer, stainless steel sink with mixer taps.

Bedroom 1 (12' 4" x 11' 0") or (3.75m x 3.35m)

Double glazed window, wood floors, wardrobes and chest of draws, under floor heating door to:-

En-suite shower room

Walk-in shower cubicle with power shower, wash hand basin with mixer taps, low level wc, tiled walls and floors, chrome radiator

Bedroom 2 (10' 4" x 8' 5") or (3.14m x 2.57m)

Double glazed window, wood floors, radiator

Family Bathroom Wc

Bathroom comprising a panelled bath with shower mixer taps, integrated wash hand basin and low level wc, tiled walls and floors, chrome radiator

Services

EPC Rating:78

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.