



A fantastic split level maisonette, which boasts high ceilings and masses of natural light, and needs to be viewed internally to be fully appreciated.

**Prospect East, Stratford, London, E15**

Guide Price £599,995 Leasehold (Lease Expiry April 2141)



- Stunning split-level maisonette
- High ceilings / very bright internally
- Underfloor heating
- Private balcony
- Pristine throughout

#### Description

This stunning two bedroom maisonette offers approximately 1048 sq ft of well-presented living accommodation set across two floors. Upon entering, the initial impression is that of space and airiness, with high ceilings and masses of natural light being absorbed through the large floor to ceiling windows. The ground floor consists of a large living / dining area, leading to a high gloss fitted kitchen with a range of integrated appliances, plus there is a separate w.c. and plenty of fitted storage. Upstairs, the principal bedroom provides fitted wardrobes, a modern en-suite, and access out onto the private balcony.

Additionally, there is a large second bedroom, plus a separate family bathroom.

#### Local Information

The property is ideally located within walking distance of Stratford International Station, which provides excellent transport links into The City, Canary Wharf, West End and beyond. Westfield Stratford City shopping centre is also less than 0.5 mile away offering access to excess of 250 shops, and over 60 bars / restaurants.

All times and distances are approximate.

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#### Tenure

Leasehold (Lease Expiry April 2141)

#### Local Authority

London Borough of Newham

#### Council Tax

Band = D

#### Ground Rent

£360 per annum (Next review 2042.)

#### Service Charge

£1488 per annum (Buildings insurance included. Reviewed annually.)

#### Energy Performance

EPC Rating = B

#### Viewing

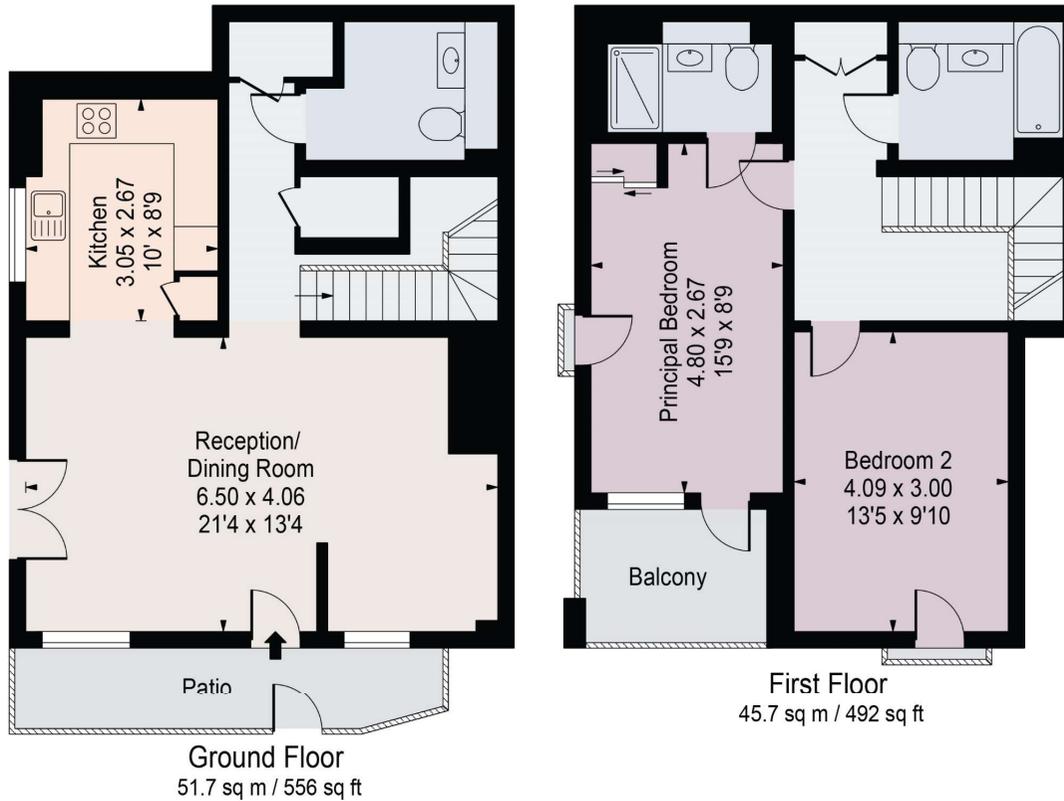
All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.





Leyton Road  
 Gross Internal Area(Approx)  
 Total = 97.36 Sq m / 1048 Sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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