



Gillender Street, Stratford, E3

Asking Price: £399,000

 Benham
& Reeves

Gillender Street, Stratford, E3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This bright, modern and spacious apartment spanning 580 square feet is set on the 7th floor of a contemporary purpose-built block. The flat is offered in immaculate decorative condition throughout. Comprising an open-plan kitchen and living area, featuring engineered fishbone oak flooring throughout, a bedroom with a built-in wardrobe and a contemporary bathroom. Other advanced design features include natural oak splash back, premium Smeg appliances and a large south-west facing private balcony.

The development offers a range of amenities, including a 24-hour concierge, cinema room, residents' room, and a residents' garden situated on the podium level. Three Waters enjoys a strategic location near the river, with close proximity to Stratford, offering a blend of rich history and a vibrant array of boutique shops and restaurants.

The development benefits from excellent transport links with Bromley by Bow (0.2 miles), Devons Road DLR (0.6 miles) being the closest underground and DLR stations. Together with Stratford for both Jubilee and Elizabeth Lines, as well as a choice of bus routes, it offers an easy commute to the City, Canary Wharf, London City Airport, Royal Greenwich, and further.

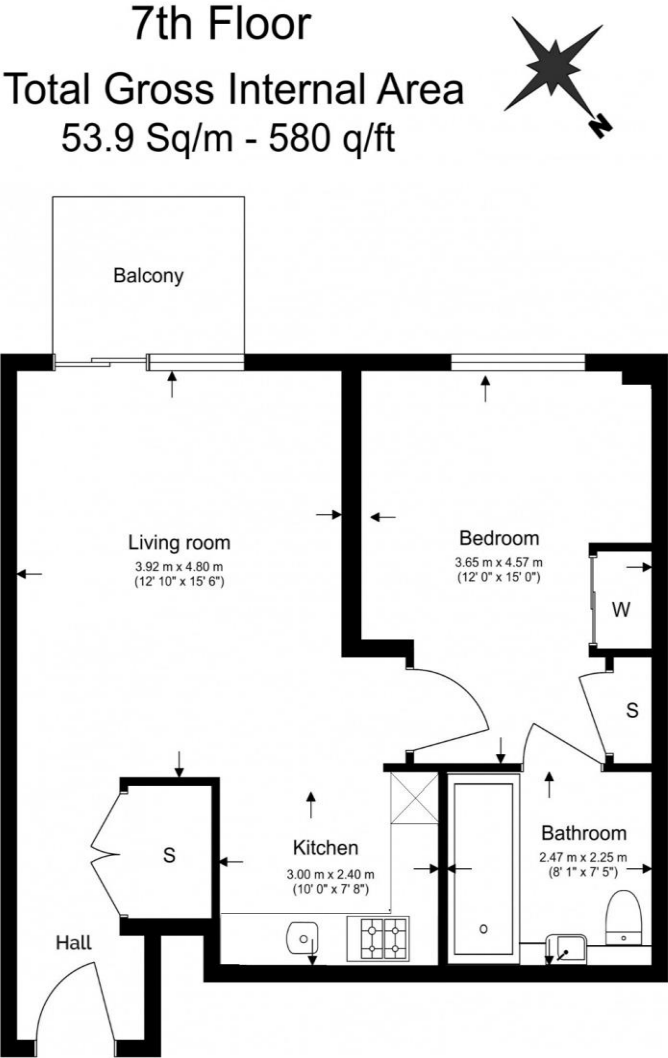




Property Features:

- One Bedroom
- Bathroom
- Private South-West Facing Balcony
- 7th Floor
- 24 Hours Concierge
- Cinema Room
- Residents' Lounge
- Residents' Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£399,000
Tenure:	Leasehold Expires 07/06/3018 Approximately 994 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2024
Service Charge:	£1,998.88 (per annum) 2003.78 for the last two years

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240117

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