



# Great Eastern Road, London, E15

Asking Price: £645,000



# Great Eastern Road, London, E15

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This two double bedroom, two bathroom premium specification apartment is situated on the twenty sixth floor of one of Stratford's most iconic developments, Stratosphere Tower E15. Offering uncompromised panoramic views of the London Skyline.

With over 790 sq. ft. of living space, this luxurious apartment comprises two double bedrooms with an en-suite to the principal bedroom, a fully tiled and fitted family bathroom, modern integrated kitchen and large living space with a south facing winter garden, offering stunning views of Canary Wharf and The City.

Residents will further benefit from access to a 24-hour concierge service, private residents' roof-top gymnasium and Wi-Fi lounge. Located directly opposite Stratford station, residents benefit from being less than a minute's walk to one of London's best connected and busiest stations. You are also just a couple of minutes' walk to Stratford Westfield shopping centre to indulge in retail therapy and a selection of some of London's most well-known restaurants.

Stratford is also home to the Olympic Park and East Village, which offer an abundance of cafes, restaurants and shops and world-class sporting facilities.




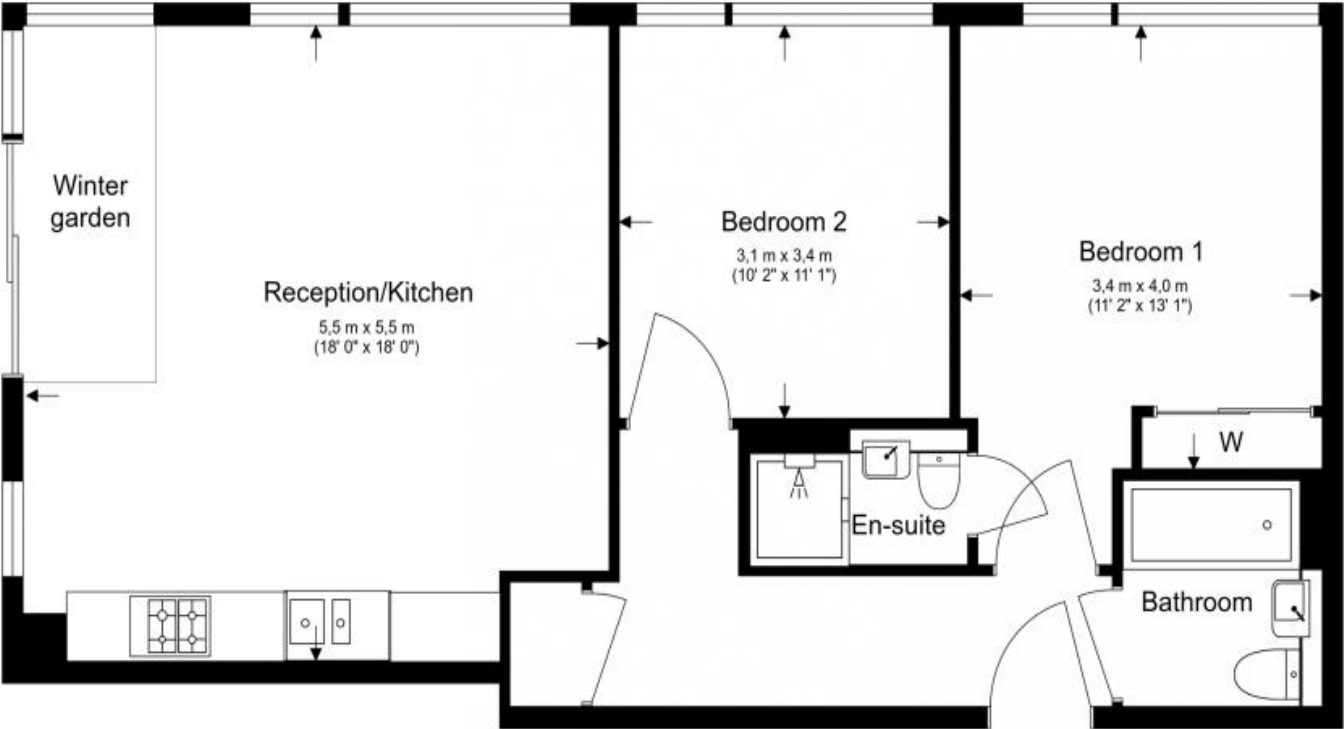


## Property Features:


- Two Bedrooms
- Two Bathrooms
- Ensuite Bathroom
- Air Conditioning/Comfort Cooling
- 26th Floor
- 24 hour Concierge
- Roof Top Lounge
- Residents' Gym



Twenty Sixth Floor  
 Total Gross Internal Area  
 73.4 Sq/m - 790 Sq/ft

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

## Terms & Conditions:

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

Asking Price:	£645,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 991 Years Remaining
Ground Rent:	£1,300.00 (per annum) Year 2024
Service Charge:	£4,501.20 (per annum) Year 2024 £2250.6 (1/7/2024 - 31/12/2024)
Anticipated Rent:	£2,200.00 pcm Approx. 4.1% Yield

## Viewings:

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

Our reference: CHD240026

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W: [www.benhams.com](http://www.benhams.com)

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International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

