



## Prospect Row, Stratford, E15

Asking Price: £770,000

 Benham  
& Reeves

# Prospect Row, Stratford, E15

🏠 3 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

This exceptional three bedroom town house offers modern living in the serene neighbourhood of Stratford. The spacious reception kitchen area is bathed in natural light from floor-to-ceiling windows and opens onto a private balcony, creating a bright and inviting atmosphere. The sleek, modern kitchen features Brown Gloss units integrated appliances, and a dedicated dining area, perfect for entertaining or family meals.

The well-proportioned bedrooms include built-in wardrobes, while two of the bathrooms boast stylish designs enhanced by tinted windows. Wood flooring runs throughout the reception areas and bedrooms, adding to the home's refined appeal.

Situated on Prospect Row, this property combines tranquillity with convenience. Stratford station, with its multiple transport links, is just moments away, while Westfield Stratford City provides an array of renowned restaurants, bars, cafes, and entertainment options, all within easy reach.

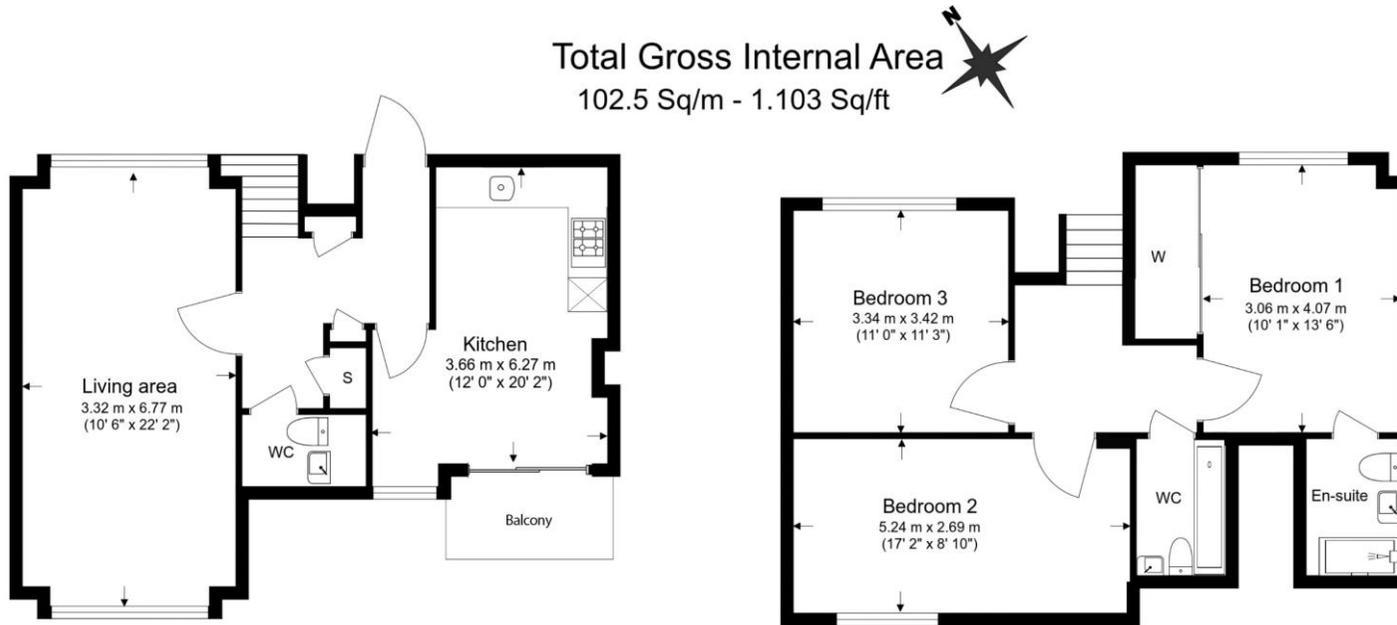




## Property Features:

- 3 Bedrooms
- 3 Bathrooms
- Balcony
- Leasehold House





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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:	£770,000
Tenure:	Leasehold Expires 21/03/3016 Approximately 991 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2024
Service Charge:	£1,210.00 (per annum) for the year 2024
Anticipated Rent:	£3,045.00 pcm Approx. 4.6% Yield

## Viewings:

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

Our reference: CWH240269

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