



## 2 bed apartment to buy in E15

30 High Street, London, London, E15 2PS

**£225,000** Starting Bid

🛏 x2 🪑 x1 🚗 x1

Tenure

**Leasehold**

Underground parking

## Property features

- ✓ Sold via Secure Online Auction
- ✓ Two Bedroom Modern Apartment
- ✓ No Onward Chain
- ✓ Approximate 16' Balcony
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000.

Our East London Team is delighted to present this modern and bright two-bedroom apartment located in the heart of Stratford. Overlooking the Pudding Mill River, this peaceful setting provides a retreat from the excitement and hustle of Westfield Stratford City Centre and the Olympic Park, along with everything the area has to offer.

With a secure gated entry and a 24-hour concierge service, the building exudes a contemporary vibe. As you ascend to the second floor and enter the apartment, natural light pours in from both the open-plan kitchen/living room and the double bedrooms. Additionally, the living room leads to an approximate 16' balcony that faces west, perfect for enjoying those warm summer days.

The fully integrated kitchen includes all the modern amenities you would expect, and the luxurious fully tiled bathroom suite makes a striking impression right away. With a generously sized principle double bedroom and a good sized second bedroom, this apartment is an ideal opportunity to step onto the property ladder or serve as a Buy to Let investment, given its unbeatable location.

Conveniently situated just a short walk from Stratford Station and Stratford International, you have easy access to TFL, the Elizabeth line, and National Rail services, including St. Pancras International and Kings Cross. Westfield Shopping Centre and the Olympic Park are also within walking

distance, offering a wide range of cafes, restaurants, shops, and excellent sports facilities.

Secure off street parking available for an additional monthly cost.

Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 108

Annual Service Charge Amount: £6,084.00

Price: Starting Bid £225,000

Property Type: Apartment

Parking: Underground

Year built: 2009

Construction materials: Steel frame construction

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

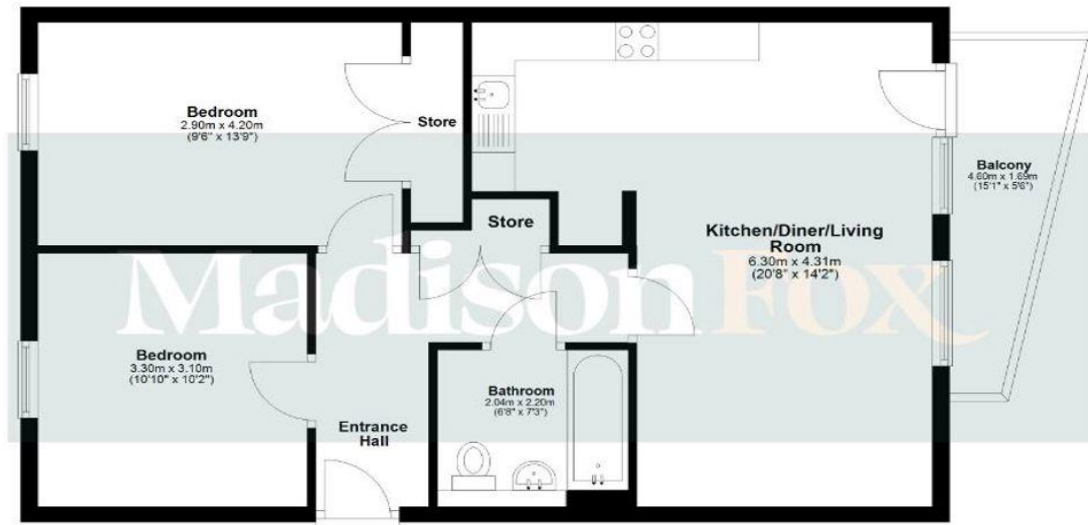
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

**Second Floor**  
Approx. 65.0 sq. metres (699.3 sq. feet)  
(excluding Balcony)



**Total area: approx. 65.0 sq. metres (699.3 sq. feet)**

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

30 High Street, London, London, E15 2PS

Contact your local branch today for more information on this property:

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