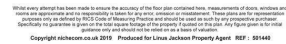


**£375,000**



There are two bedrooms and a family sized bathroom with high quality fixtures and fittings, a bath and thermostatic shower.



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#### ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
How energy efficient is your property?			
101-120 kWh/m²/yr	A		
91-100 kWh/m²/yr	B		
81-90 kWh/m²/yr	C		
71-80 kWh/m²/yr	D		
61-70 kWh/m²/yr	E		
51-60 kWh/m²/yr	F		
41-50 kWh/m²/yr	G		
Below 40 kWh/m²/yr			
England & Wales		EU Directive 2002/91/EC	



#### OUT AND ABOUT

Sing Buri - Family-run authentic Thai restaurant

Langthorne Park - Green spaces with a pond featuring a play area, amphitheater, sports facilities & exercise equipment.

Stratford East Village - Grab some local artisan goods at E20's Sunday market.

Stratford Westfield - Shop 'till you drop at one of the UK's leading retail venues.

Aquatics Centre - Olympic pool designed by Architect Zaha Hadid.

