



TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council: Newham | Council Tax Band: C | Floor Area: 645.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	80

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Gerry Raffles Square, Stratford, E15 1BQ
 £1,900 Per Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**



Nestled in the vibrant Gerry Raffles Square, Stratford, this modern purpose-built flat offers a delightful living experience in one of East London's most sought-after areas. Spanning an impressive 645 square feet, this spacious apartment is situated on the 8th floor, providing stunning views and easy access via a convenient lift.

The property features two generously sized bedrooms, one of which boasts an ensuite bathroom, ensuring both comfort and privacy. The well-appointed reception room serves as a perfect space for relaxation or entertaining guests, while the contemporary design throughout the flat enhances its appeal.

With the added benefit of parking for one vehicle, this apartment is ideal for those who appreciate the convenience of having their own space in a bustling urban environment. The flat is available for occupancy from mid-June 2025, making it a perfect opportunity for prospective tenants or buyers looking to secure a modern home in a thriving location.

Stratford is renowned for its excellent transport links, shopping facilities, and recreational amenities, making this property not only a comfortable residence but also a gateway to the best that London has to offer. Whether you are a first-time buyer, a young professional, or a small family, this flat presents an exceptional opportunity to enjoy modern living in a dynamic community.

