



For Sale

Flat - Penthouse

Peloton Avenue | Stratford | E20

Offers Over £725,000 | Leasehold

1 Reception | 2 Bedroom | 2 Bathroom

- Exceptional Penthouse Apartment
- Spectacular Open Views
- Overlooking The Iconic Velodrome
- Private Large Balcony
- Secure Fob Entry
- Excellent Transport Links
- Luxurious Fixtures & Fittings
- Located on the Top Floor
- Council Tax | London Borough of Newham | D1
- EPC | B



Hawks

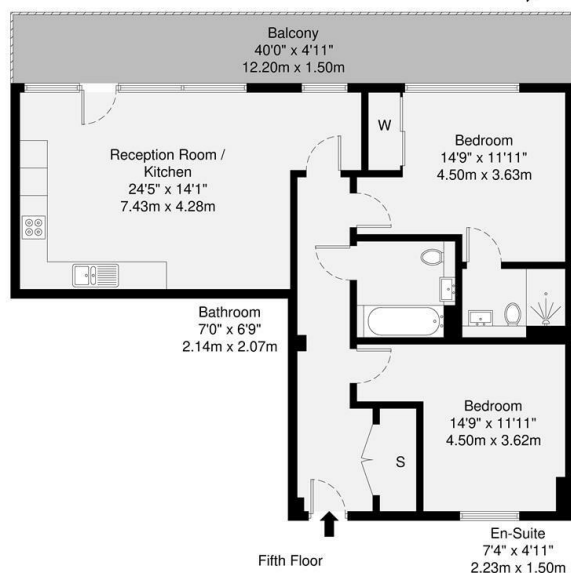
FREEDOM TO MOVE





Burnell House, E20

GROSS INTERNAL AREA
79.6 sq m / 856 sq ft



DISCLAIMER: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

MAISON VUE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: 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. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Luxury Living London, Penthouse - At it's finest!

Hawks Estate Agents are excited to present this gorgeous two bed, two bath Penthouse Apartment set on the Top Floor boasting 856 sq ft in the highly-sought after Chobham Manor development perfectly situated in Stratford's East Village complex, E20. This magnificent penthouse apartment forms part of a modern building, with breathtaking open views over the iconic Velodrome and surrounding area.

This immaculate apartment comprises of laminate flooring throughout the bright & airy, spacious open lounge/kitchen. Both bedrooms are well-proportioned, consist of thick, heart-warming carpet and have lovely built-in wardrobes to store all of the designer gear you have purchased from your short trip to Westfields Shopping Centre.

You have stunning views of London from the communal front balcony (where you access your apartment) and a breath-taking view of The Velodrome from your private 12.2meters long balcony!

The property offers fantastic transport links to the City and around London, being located 0.4m from Stratford International Station (DLR), 0.9m from Stratford Underground Station & 0.5m from Westfields Shopping Centre which offers excellent shopping facilities together with a wide assortment of bars and restaurants.

All parking bays throughout Chobham Manor are exclusively for residents that have a parking allocation with their property.

Secure cycle storage is provided for all homes (typically storage for 2 bicycles per home). The secure cycle storage is located below the park view apartments. Electric vehicle charging points are also provided to garages and in specific street locations to support the necessary infrastructure for electric vehicles.

This is the only unit available to buy in the Burnell House Development, so we do not anticipate it will be around for long.



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