

To Let

Gerry Raffles Square | Stratford | E15

Apartment

£2,095 PCM | Furnished

1 Reception | 2 Bedroom | 2 Bathroom

- Two bedroom, two bathroom apartment
- 4 minute walk to Stratford Station
- Recently renovated with brand new appliances
- First floor with lift access
- Private balcony
- Offered fully furnished
- Elizabeth line, Central, Jubilee, DLR and Overground
- Westfield Stratford City nearby
- Council tax band B, London Borough of Newham
- Available 20 November 2026

FREEDOM TO MOVE

Hawks











A beautifully presented two-bedroom, two-bathroom apartment in the heart of Stratford, just 0.2km (approximately a 4-minute walk) from Stratford Station.

This modern apartment has been recently renovated, featuring fresh decoration throughout and brand-new appliances, offering stylish and comfortable living in one of East London's most vibrant locations.

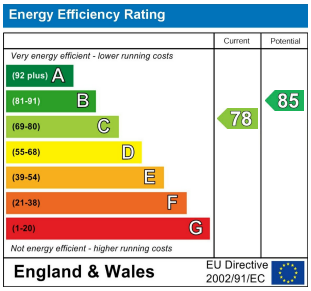
Perfectly positioned moments from Stratford Station, the property benefits from exceptional transport links, including the Elizabeth Line, as well as easy access to an array of local amenities, popular bars, restaurants, and the renowned Westfield Stratford City shopping centre.

Offered fully furnished and is ideal for professionals seeking convenience, connectivity, and contemporary living. A fantastic opportunity to live in the heart of Stratford.

Council Tax Band - B (Newham)

Call NOW to arrange a viewing





LIST OF HAWKS ESTATE AGENT TENANT FEES
The rules for how fees will be charged for Assured Periodic Tenancies (APT) are different to how fees will be charged for Non-Housing Act Tenancies (NHA).
HOUSING ACT TENANCIES (APT)
You can see all of the money and fees you'll need to pay for Housing Act Tenancies (APT) listed below. All our fees and charges are shown including VAT.
General fees and charges
Holding deposit
Equivalent of one weeks rent, which will be put towards your first rent due on completion of the tenancy. The rules for how and when we withhold any funds from your holding deposit are set out in our Tenants Terms Of Business.

Any tenancy agreement specially negotiated clauses agreed after the tenancy agreement has been signed
Up to £50, or for any reasonable costs incurred if these are higher than £50
Traditional deposit: annual rent less than £50,000
Equivalent to five weeks' rent
Traditional deposit: annual rent £50,000 or more
Equivalent to six weeks' rent
Change of sharer
Up to £50 for one new reference and providing a new tenancy agreement, or for any reasonable costs incurred if these are higher than £50.
Early termination (at landlord's discretion)
All costs, fees and charges incurred by the landlord for allowing early termination including the agent's existing or re-letting fees.
Stamp Duty Land Tax
Payable on tenancies where the rent (for the whole time a tenant stays in the property) exceeds £125,000.
Bank Charges
There is no charge for payments to UK bank accounts, if you ask us to pay an overseas account we'll charge £30 per payment.
Default fees and charges
Late, unpaid, returned rent payments
3% above the base rate of Bank of England per annum, calculated daily.
Lost keys
Any cost for the replacement of keys, fobs, security devices or associated items which have been lost, damaged or broken.
These charges are in line with Government regulations. If you have any queries your local lettings team will be able to help you.
Tenant Protection
Hawks Estate Agency Limited Client Money Protection Scheme is provided by Propertymark.
Hawks Estate Agency Limited is a member of The Property Redress Scheme and subject to its codes of practice and redress scheme.

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 specifiically 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, seller(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.

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The Property Ombudsman
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