

Rainhill Way
London E3 3EQ

Guide Price £300,000 - £325,000

elms
ESTATES

Guide Price £300,000 - £325,000 Elms Estates are delighted to be able to offer to the market For Sale this modern and well-presented one bedroom apartment with a secure allocated parking space within a gated development, situated within the popular St Mary's Court development in E3.

Perfectly positioned for commuters, the property enjoys excellent access to some of East London's most sought-after destinations. Bow Church and Devons Road DLR Stations are within easy reach, providing swift connections to Canary Wharf, Bank and Stratford, while Bow Road and Bromley-by-Bow Underground Stations offer convenient access across London via the District and Hammersmith & City lines.  The extensive shopping, leisure and transport facilities of Westfield Stratford City, the Queen Elizabeth Olympic Park and Canary Wharf are all easily accessible.

Located on the second floor, the apartment offers bright and well-proportioned accommodation throughout. The entrance hall provides useful built-in storage, leading through to an attractive open-plan lounge and kitchen, creating an ideal space for both relaxing and entertaining. Large windows allow for excellent natural light, while the modern kitchen is fitted with a range of contemporary wall and base units, complemented by stylish work surfaces and integrated cooking appliances. The generous double bedroom provides excellent accommodation with ample space for bedroom furniture, while the modern bathroom has been finished with a clean and contemporary design, comprising a three-piece suite with bath and shower attachment.

The property is presented in good order throughout and further benefits from an allocated parking space, offered to the market Chain Free. Making an excellent first-time purchase, London base or buy-to-let investment in an area that continues to benefit from significant regeneration and investment.

For further information or to arrange a viewing, please call and speak with one of our Property Consultants.







## Lounge

10'10" x 9'10" (3.30m x 3.00m)





## Kitchen

10'2" x 8'10" (3.1 x 2.7)



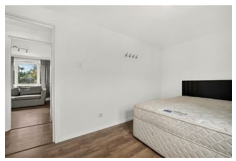




## Bedroom

13'5" x 8'2" (4.1 x 2.5)





## Bathroom

9'10" x 4'11" (3.0 x 1.5)



## Material Information

Tenure: Leasehold
Length Of Lease: Approx 90 Years remaining
Annual Service Charge: £1,536.00
Annual Ground Rent: £0
Council Tax Band: C

## Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.





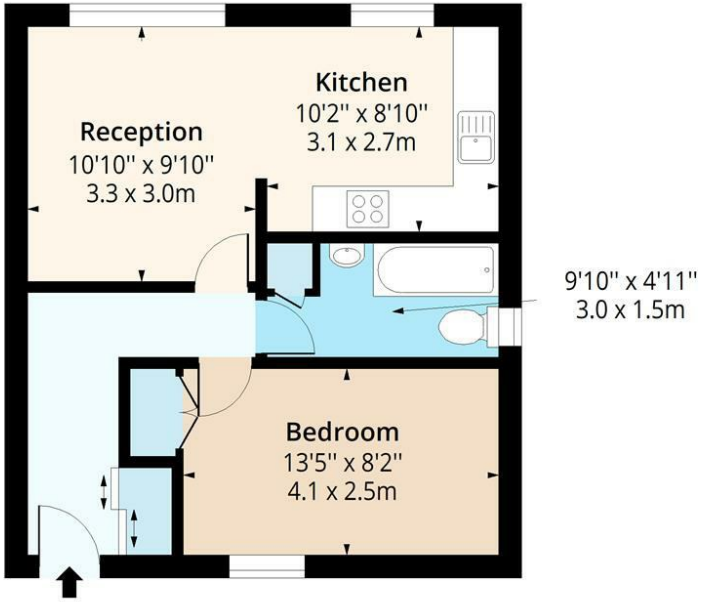






# Rainhill Way E3

Approx. Gross Internal Area 464 Sq Ft - 43.11 Sq M

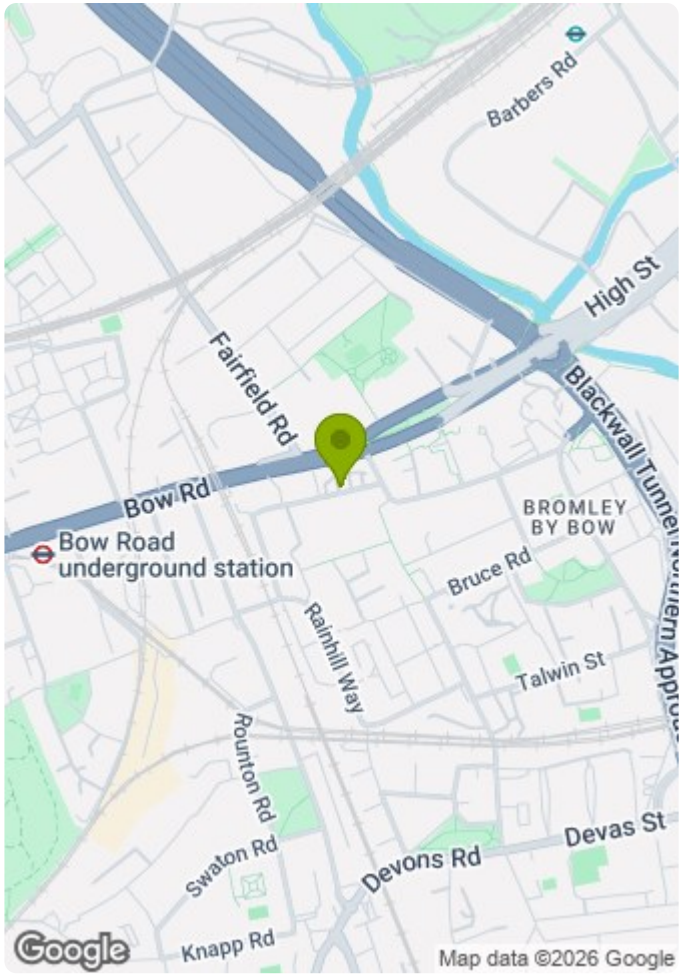






## Second Floor

Floor Area 464 Sq Ft - 43.11 Sq M




Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 5/11/2026

