



## **Unex Tower, Station Street, Stratford, Stratford, E15 1DA**

**£410,000**

A 1 bedroom apartment for sale within one of Stratford's most sought after luxury developments 'UNEX TOWER' E15.

Situated on the 9th floor, comprising open plan living room with luxury fitted kitchen, winter room accessed from both the living room and bedroom, luxury bathroom suite and fitted bedroom.

Located next to Stratford station & Westfield shopping center.

24 hour concierge, fantastic 360 degree views from the residents roof garden.

Chain free sale!

EWS1 certificate available for this property.

- VERY SOUGHT AFTER DEVELOPMENT
- WINTER GARDEN ROOM
- NEXT TO WESTFIELDS SHOPPING CENTRE
- 9TH FLOOR
- RESIDENTS ROOF TERRACE
- 24 HOUR CONCIERGE
- CHAIN FREE SALE
- NEXT TO STRATFORD BUS & TUBE STATION
- EWS1 certificate available

# Unex Tower, Station Street, Stratford, Stratford, E15 1DA



ENTRANCE



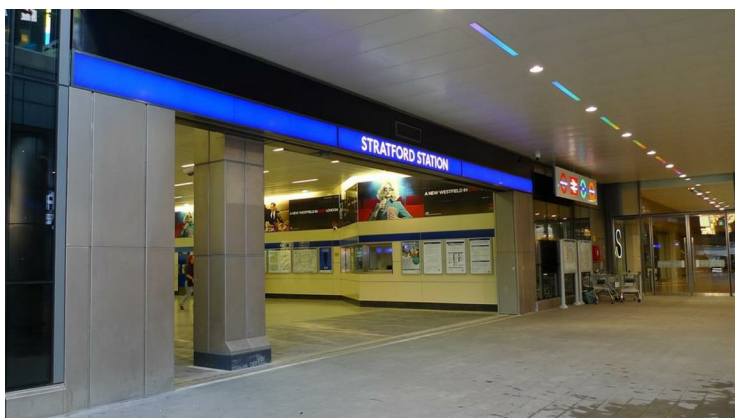
STRATFORD INTERNATIONAL



STRATFORD HIGH STREET DLR



CONCIERGE



STRATFORD STATION



UNEX TOWER

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ENTRANCE



RECEPTION ROOM



RECEPTION ROOM VIEW 1



VIEW



KITCHEN



WINTER GARDEN VIEW

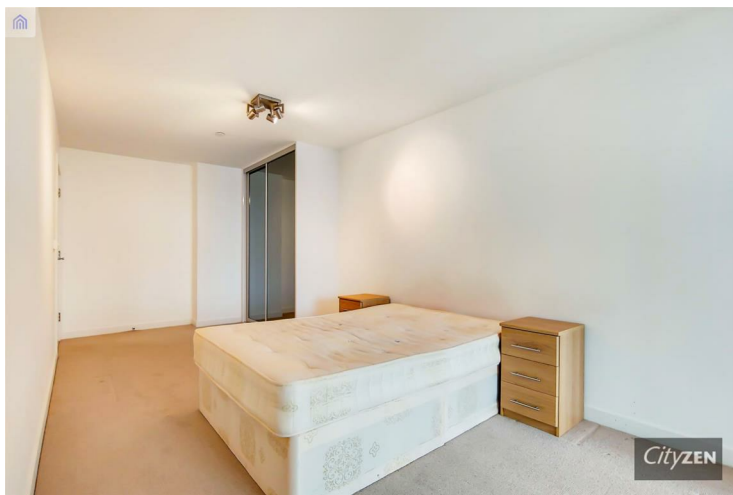
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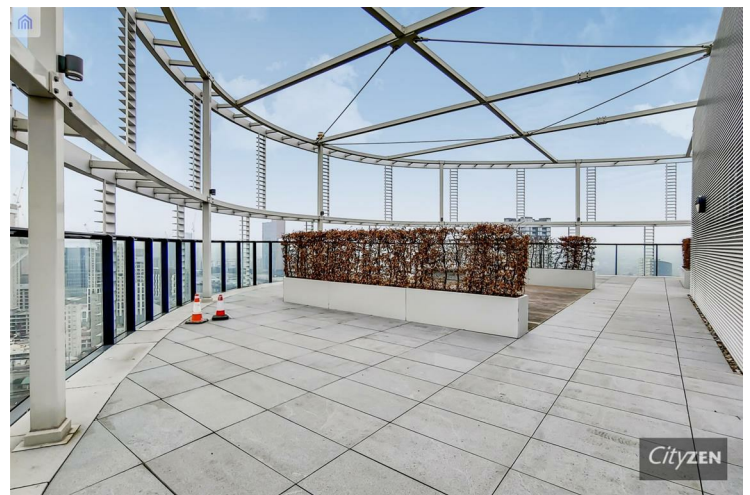
WINTER GARDEN



BATHROOM



BEDROOM VIEW



ROOF TERRACE



BEDROOM



VIEW FROM ROOF TERRACE



<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 66.72 sqm / 718.17 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes swimming pools, restricted head height 63.06 sqm / 678.77 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.9m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 67.72 sqm / 728.93 sqft  
IPMS 3C RESIDENTIAL: 64.30 sqm / 692.12 sqft  
wric id: 6033aa3087582100c06fd431



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		90	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.