

# Easthaus



— Guide Price £525,000-£550,000



— Apartment



— 2 Bedrooms



— 2 Bathrooms



— Circa 870 sqft

## Mogul Building, Prospect Row, E15

A bright and contemporary 2 bedroom, 2 bathroom lateral apartment situated on the 4th floor (with lift) of Mogul Building - a modern brick-built apartment block within the popular Prospect East development in Stratford. The building benefits from secure fob entry and cycle storage, and is moments from a number of great cafes and restaurants in the East Village and the green open spaces of the Queen Elizabeth Olympic Park.



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The apartment comprises an open plan living room with space for home working, a modern fitted kitchen with integrated appliances and a private balcony; there is a well-proportioned main bedroom with grey carpet, fitted wardrobes and en-suite shower room with rainfall shower, fitted mirror cabinets and sleek chrome brassware. The second bedroom is a generous double with a patio door leading on to the balcony. The main bathroom comprises a full bath with overhead rainfall shower, tasteful pale grey tiles, fitted mirror bathroom cabinets and chrome brassware throughout.

Additional storage/utility cupboard is situated in the entrance hall.

The property is in good condition throughout, and benefits from lots of natural light, hard wood floors in the living area, carpets in the bedrooms, and under floor heating throughout.

## Area

Ideally located for Stratford station, providing access to the Jubilee and Central underground lines, Docklands Light Railway (DLR), London Overground and National Rail services. From Stratford International, high speed trains run to St Pancras International.

Stratford East Village offers a number of great services and places to eat, drink and shop, including: GP surgery, East Village Dental, Sainsburys Local, Mother Kelly's bar and bottle shop, Fix (physio, massages & pilates), and popular restaurants Santi and Dark Horse, as well as Signorelli's and Hand for coffee and brunch. Here East and Hackney Wick offer even more great drinking and dining options and are also just a short cycle or walk away (there is also a free shuttle bus between East Village and Here East).

Nearby Westfield Stratford City provides a host of shopping and amenities as well as a cinema, casino and a bowling alley. Furthermore, the green open spaces of Queen Elizabeth Olympic Park and Hackney Marshes are also within easy reach.

## Details

Tenure: Leasehold approx. 116 years remaining

Service Charge: Circa £3,142 per annum

Ground Rent: £350 for the first 25 years of the Term; £700 for the second 25 years of the term; £1400 for the third 25 years of the Term; £2800 for the fourth 25 years for the Term; £5600 for the remainder of the Term

Local Authority: London Borough of Newham

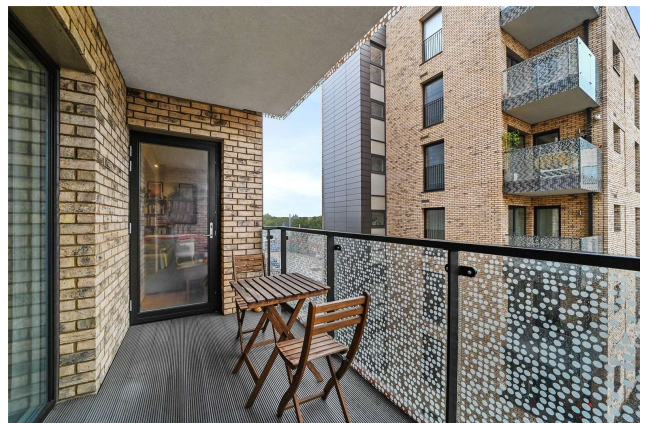
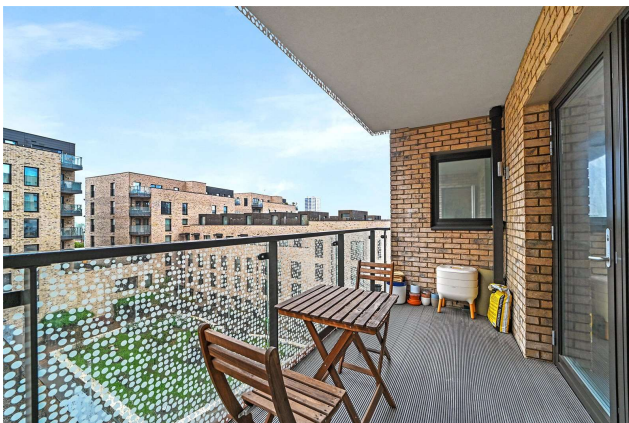
Council Tax Band: D

EPC B





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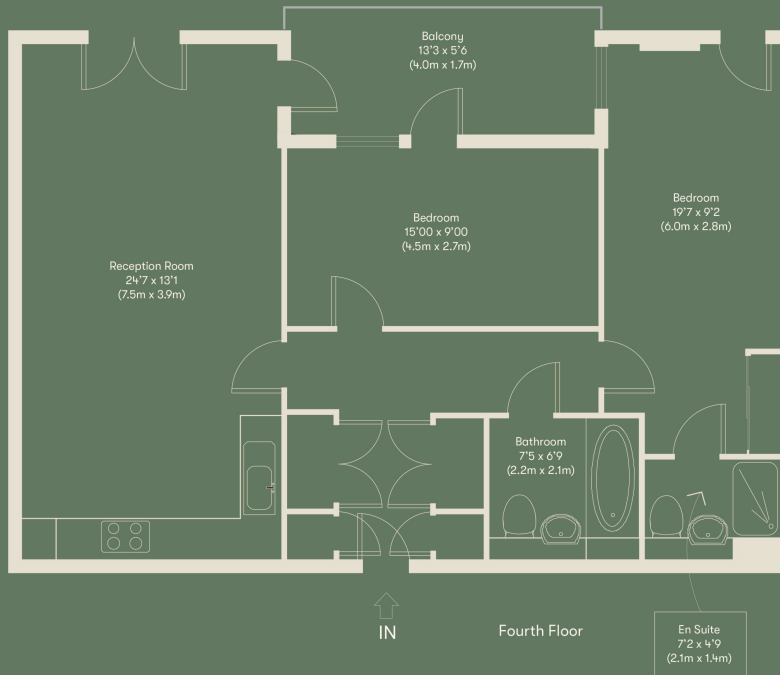


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Approximate Gross Internal Area  
870 sq ft (81 sq m)



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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