

## Gerry Raffles Square London, E15 1BQ

Edward Chase is delighted to present to the residential lettings market this amazing, upper floor 1-bedroom apartment located a stone throw from Stratford Station. This property is in an ideal location for commuters travelling into central London with easy access into Westfield Shopping Central. This apartment would suit professional couples or singles searching for size, convenience and location. This apartment has several key features such as: - One-bedroom large apartment - Separate kitchen - Double glazed windows - Econ7 heating no gas - Stratford Station doorstep - Westfield - Numerous amenities - White goods - Furnished - Concierge service - Balcony - Entry phone system To view this property, please call the Edward Chase lettings team today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you

- Luxury One Bedroom Upper Floor Apartment To Rent In Stratford, London
- Econ7 Heating System With No Gas & Double Glazed Windows
- Property Is Rented Furnished Or Unfurnished Including White Goods
- This Apartment Is In A Prime Location 1 Minute Walk To Stratford Station With Links Into Central London
- Balcony Opening From The Reception Room Overlooking Stratford
- EPC Rating C, Council Tax Band: B, London Borough Of Newham

**Monthly Rental Of £1,199**

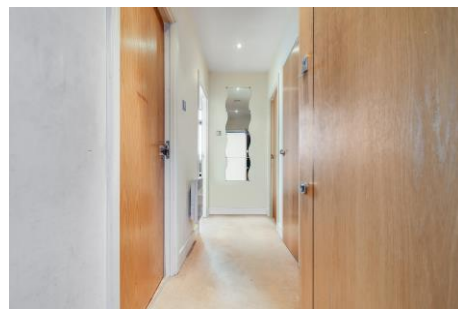
# Gerry Raffles Square

## London, E15 1BQ

Monthly Rental Of £1,199

Edward Chase is delighted to present to the residential lettings market this amazing, upper floor 1-bedroom apartment located a stone throw from Stratford Station. This property is in an ideal location for commuters travelling into central London with easy access into Westfield Shopping Central. This apartment would suit professional couples or singles searching for size, convenience and location. This apartment has several key features such as: - One-bedroom large apartment - Separate kitchen - Double glazed windows - Econ7 heating no gas - Stratford Station doorstep - Westfield - Numerous amenities - White goods - Furnished - Concierge service - Balcony - Entry phone system To view this property, please call the Edward Chase lettings team today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact

Sukhbir Basra, Branch Manager to arrange an appointment. A tenant referencing fee of £195 per person will be charged subject to a minimum fee of £500 per property. All fees are inclusive of VAT.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		74		76	76
		83			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.