

# River Heights, 90 High Street, E15 2FU

**Asking Price £559,000**

## Full Description

An immaculate and well positioned 18 floor two bedroom, two bathroom apartment. Located moments from Pudding Mill Lane and Stratford stations. Oversize layout with two impressive balconies offering views of the City and beyond. The open-plan kitchen/living area boasts dual aspect floor-to-ceiling windows allowing for a light feel to the apartment and is great for entertaining with family and friends. The U-shaped kitchen offers high gloss unit doors, integrated appliances, recessed LED lighting under the wall units and ample storage. Access to both balconies offering far-reaching views North, East and West over two rivers, the Olympic Stadium, The Olympic Park towards The City. The oversized master bedroom is spacious and bright and comes complete with built in storage. The en-suite has a luxurious feel with a featured tiled shower, a flush mirrored panelling, featured LED lighting and chrome heated towel rail. The un-compromised second double bedroom benefits from floor to ceiling glazing overlooking the water. There is a large family bathroom located next to the second bedroom which features a bath with detachable overhead shower, modern suite set against a full gloss tiled wall and featured LED lighting. The apartment is also equipped with comfort cooling, utility cupboard, cloakroom, oak strip wooden flooring and secure parking. 24 hour concierge. Residents' roof garden. Residents' gymnasium. Secure parking. Plethora of shops and commercial space. TRANSPORT: Being well positioned, the River Heights development in Stratford is ideally located moments to both Pudding Mill Lane DLR and Stratford and Stratford International London Underground, DLR, Overground and National Rail. With bus links on the doorstep and many cycle routes and river walks, this property intelligently located for both the working professional and family. When the full CrossRail (Elizabeth Line) service commences in 2021, 12 trains per hour will travel from and towards central London during peak periods. These will be all station stopping services replacing the existing metro service: 5 minutes to Whitechapel - 7 mins Liverpool Street - 8 mins Canary Wharf - 15 mins Bond Street LOCATION: Located next to London's new metropolitan centre and home to the 2012 Olympics, the area's regeneration has attracted over £12.5bn of investment to date. The scheme itself is situated in close proximity to Stratford International Station and Westfield Stratford (the largest urban shopping centre in Europe), UCL and the London School of Fashion will also be delivered in 2020. Viewings welcome by appointment.

## Features

- Two bedroom, two bathroom
- Best layout in the building
- Impressive high floor views
- Dual aspect with two balconies
- Comfort cooling
- 24h concierge
- Roof garden and gymnasium
- Est. service charge: £32,200pa
- Est. ground rent: £3175pa
- Leasehold: 997 years

## Contact Us

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