

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map data ©2026 Google

## Second Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



Total area: approx. 64.7 sq. metres (696.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

## Wolffe Gardens



23 Wolffe Gardens, London, E15 4JJ

£2,400 Per Calendar Month

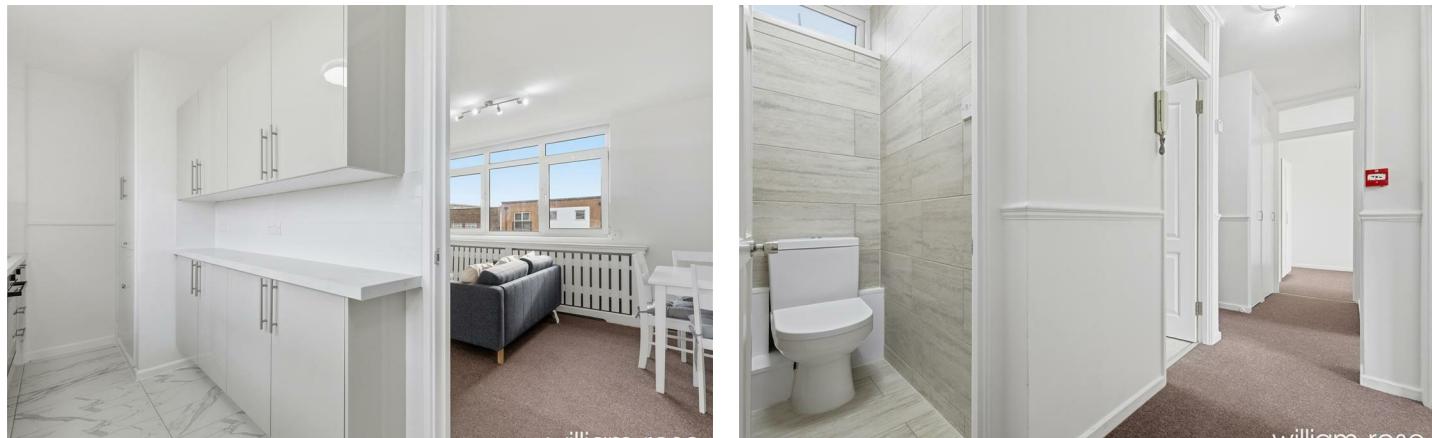
- Fully refurbished three bedroom flat
- Brand-new kitchen and bathroom
- Contemporary décor and new flooring throughout
- Walking distance to Westfield and Olympic Park
- Close to excellent schools
- Quiet cul-de-sac location
- Spacious living/dining room
- Excellent transport links (Central, Jubilee, DLR, Overground, Rail)
- Abundance of natural light
- Popular local green spaces close by

# 23 Wolffe Gardens, London E15 4JJ

Beautifully refurbished three bedroom flat set in a quiet Stratford cul-de-sac, offering a spacious interior, brand-new kitchen and bathroom, and easy access to Stratford International, Westfield, and the Olympic Park. Perfect for modern living with excellent transport links and local amenities nearby.



Council Tax Band: C



This beautifully refurbished flat is set within a quiet residential cul-de-sac in Wolffe Gardens, offering generous living space and a highly convenient Stratford location.

The property has been completely renovated throughout, featuring a brand-new fitted kitchen, modern bathroom, new flooring, and fresh décor throughout. The accommodation comprises a spacious entrance hallway, a large living/dining room, a contemporary kitchen, three well-proportioned bedrooms, and a stylish family bathroom.

The flat offers excellent space and comfort, making it ideal for professionals, couples, or families looking for a modern home in an accessible East London location.

Stratford is one of East London's most dynamic and well-connected neighbourhoods, combining excellent transport links with an ever-growing choice of shopping, dining, and leisure options. Stratford International Station is just a short walk away, providing high-speed rail links to central London and Kent, while nearby Stratford Station offers Central Line, Jubilee Line, DLR, Overground, and National Rail services – ensuring effortless access across London and beyond.

The property is within walking distance of Westfield Stratford City, one of Europe's largest shopping centres, offering a huge range of shops, restaurants, bars, and entertainment venues. The Queen Elizabeth Olympic Park and London Aquatics Centre are also nearby, providing extensive green spaces, sports facilities, and scenic walking routes.

Within the immediate area, you'll find a variety of local shops, cafés, restaurants, a library, and healthcare facilities – all adding to the convenience and community feel of the location. Stratford continues to benefit from significant regeneration, making it a vibrant hub for professionals and families alike, with an appealing blend of urban convenience and open green spaces.