



**SOUTHMERE HOUSE, HIGHLAND STREET  
LONDON E15**





**NEW TO THE MARKET** - This beautiful, stylish two-bedroom, one bathroom apartment with a private terrace in Legacy Wharf, an exceptional contemporary development situated off Stratford High Street.

Spanning across 663 sq. ft, the property boasts a private entrance hall leading into a luminous and spacious open plan living and kitchen with integrated appliances. The floor-to-ceiling glazing provides an abundance of natural light and offers stunning views of the private terrace overlooking the canal (south aspect). The open plan living space features sleek laminate wood flooring and modern handle-less units, adding a touch of elegance to the overall design.

Residents at Southmere House, within Legacy Wharf, enjoy exclusive access to a range of amenities. These include a residents-only gym for those seeking an active lifestyle, secure bike storage facilities, a delightful communal garden perfect for relaxation, and a roof terrace providing picturesque views. Additionally, a daytime concierge service is available to address any needs or queries.

One of the biggest highlights of Legacy Wharf is its convenient location. With only a few minutes' walk to the Tube, residents have easy access to transportation options. Moreover, the apartment is within walking distance from the iconic Olympic Park and Victoria Park. The local area is buzzing with various ongoing developments, further enriching the neighbourhood and making Legacy Wharf an ideal choice for those seeking an exceptional London living experience.

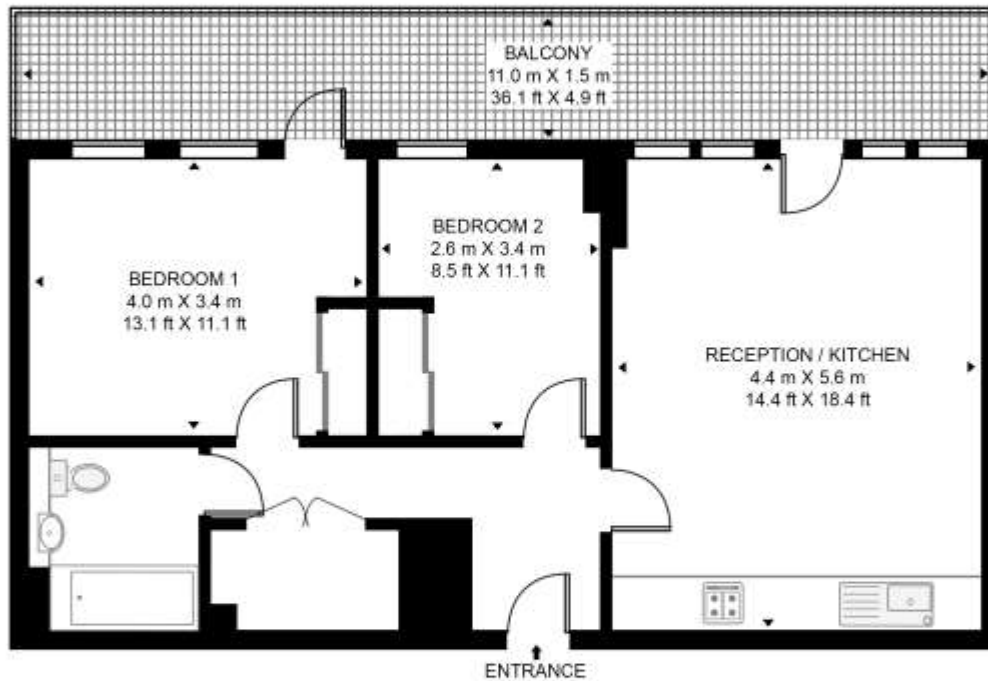
- Two double bedrooms
- One bathroom
- Private Terrace (Canal views)
- Modern development built by Bellway
- Close to many local amenities
- Concierge, Gym and roof gardens
- Moments to Pudding Mill Lane DLR
- Approx 663 sq. ft (61.6 sq. m)
- EPC Rating: B

**GUIDE PRICE**  
OIEO £470,000

**GROSS INTERNAL AREA**  
663 sq. ft (61.6 sq. m)

## SOUTHMERE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 663 SQ.FT (61.6 SQ.M)



### SEVENTH FLOOR



**HDVA**

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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