



**Merchant House, New Garden Quarter, 14 Forrester Way, E15 1GL**

Price:  
£ 680,000





# Merchant House, New Garden Quarter, 14 Forrester Way, E15 1GL

Price: £ 680,000 3 bedroom house

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## OVERVIEW

IMPRESSIVE well positioned 3 bed apartment, spread over a generous (1,093 Sq. Ft) and offering dual aspect views with two balconies plus 1 Parking space included.

Set around a beautifully landscaped 2 acre garden square, next to the Queen Elizabeth Olympic Park and the thriving commercial and retail heart of Westfield in fashionable Stratford.

## KEY FEATURES

- Large 3 bedroom dual aspect
- Parking included
- 24 hour concierge
- Residents' gymnasium
- Under floor heating
- 10 year 'NHBC' warranty
- Service charge: £2.90 psf pa
- Ground rent: £500 pa
- Tenure: 995 years leasehold
- OPEN 7 DAYS A WEEK!

## SECOND FLOOR

WATERMAN HOUSE (CORE P) / MERCHANTS HOUSE (CORE Q)



<b>KITCHEN/LIVING/DINING</b>	11.69M X 3.86M	38'4" X 12'8"
<b>BEDROOM 1</b>	4.63M X 3.15M	15'2" X 10'4"
<b>BEDROOM 2</b>	4.63M X 2.75M	15'2" X 9'0"
<b>BEDROOM 3</b>	4.26M X 2.05M	14'0" X 6'9"
<b>TOTAL AREA</b>	101.6 SQ M	1093 SQ FT

## Energy Performance Certificates

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		

