

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

**Offers Over £680,000**

## Full Description

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. Located in 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. GENERAL FEATURES 24 hour concierge Residents' gymnasium Under floor heating Bicycle storage SECURITY & WARRANTIES Video entry phone system to all apartments Monitored CCTV system 10 year 'NHBC' warranty Two year 24/7 emergency cover Comprehensive induction with a dedicated Customer Service Manager £9 BILLION OF PRIVATE INVESTMENT The amount of private investment in the area has been staggering, and includes hundreds of millions being spent on projects that include Westfield, new residential and commercial districts, hotels, offices and university campuses. The money looks set to keep coming - with estimates predicting that a minimum of £22 billion will have been invested in Stratford by 2025. CROSS RAIL - NEW ELIZABETH LINE SERVICES FROM STRATFORD When the full Elizabeth line service commences, 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.

## Features

- Large 3 bedroom dual aspect
- Parking included
- 24 hour concierge
- Residents' gymnasium
- Under floor heating
- 10 year 'NHBC' warranty
- Service charge: £32.90 psf pa
- Ground rent: £3500 pa
- Tenure: 995 years leasehold
- OPEN 7 DAYS A WEEK!

## Contact Us

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