



**NEW STRATFORD WORKS  
PENNY BROOKES STREET  
E15**



Brand new and ultra modern two bedroom, two bathroom apartment spanning 785 sq. ft with large private balcony set on the 5th floor of the exciting and long-anticipated Phase 3 of the New Stratford Works Development, E15.

Phase 3 of The New Stratford Works development is the exciting next step for the award-winning Chobham Farm neighbourhood. These 23 new one, two and three bedroom apartments and two bedroom duplexes are close to nature yet have all life's necessities nearby. Just moments from super-connected Stratford, Westfield Stratford City, and the Queen Elizabeth Olympic Park, New Stratford Works offers a new way of life in the city. Fronting onto the new woodland designed Linear Park, the homes have leafy views across this sculpted urban area. The inviting green space reinforces the character of these beautiful but functional building.

## ASKING PRICE

£630,000

## GROSS INTERNAL AREA

Approx. 785 sq. ft (50.07 sq. m)

- Two Bedrooms
- Two Bathrooms
- Brand New Build
- Large Private Balcony
- Ample Storage Throughout
- High End quality Finish
- Prime Stratford Location
- LABC 10 Year Structural Warranty
- Higgins Homes 2 Year Defects Period
- Walking Distance to Stratford Underground and International

Stratford is the place to be in East London. Whether you're looking for a place to work, play, learn or simply live. Traditionally a hotbed for artists, the area has transformed over the last decade into an amazing new neighbourhood that brings together all the best of the capital, from street food and street art to world-class sporting, educational and entertainment facilities. The area is bursting with vitality and offers a wide range of shops, cafes and restaurants, many of which are in stunning rooftop or waterside locations. There's a perfect mix of the old and the new, where independent artisanal businesses sit alongside Michelin-starred establishments. This is a place where everyone is welcome, a showcase in metropolitan master-planning, where there's something for everyone, including you.

All the homes at New Stratford Works have high-quality and well-designed contemporary features with functional and stylish finishes, sourced from respected suppliers. The apartments and duplexes have clean, simple lines and considered aesthetics that maximise space and create light-filled rooms that are just perfect for relaxing or entertaining.

## KITCHEN

- Handle less fitted kitchens by ROK European with dual colour finish in Pearl Indigo Blue matt lacquer base units and white matt lacquered wall units
- Quality appliances by Bosch to include multi-function electric oven, integrated microwave and induction hob in black finish. Integrated Bosch dishwasher and fridge / freezer
- Freestanding washer / dryer within utility cupboard
- White composite worktops with 100mm upstand
- Under mounted stainless steel sink with chrome mixer tap and independent, detachable stainless steel drainer
- Recessed under unit LED lighting
- Hafele pull out wastebin

## BATHROOMS & EN-SUITE

- Contemporary sanitaryware by Saneux in white with chrome fittings
- Semi countertop basin with pop up waste and wall hung W/C with concealed cistern, soft close seat and cover
- White composite stone vanity worktops with 100mm upstand and full height fitted mirror above (bathroom) and feature mirror fronted storage cabinet (en-suite)
- Recessed towel box
- Steel bath with tiled bath panel (bathroom)
- Hinged shower screen with chrome frame with 20cm circular shower head over bath and secondary wand handset (bathroom)
- Shower Tray (en suite)
- 20cm circular chrome shower head and secondary handset to shower enclosure (en-suite)
- European wall tiling to selected areas
- Heated towel rail– electric – Chrome finish
- Mechanical ventilation system (MHVR)
- Shaver point – chrome finish

## WARDROBE

- Fitted wardrobes by Portico to bedroom one

## HEATING

- Heating via communal system (air source heat pumps with boiler back-up).
- Fitted under floor heating with zoned thermostats, heat interface unit and independent Kurve app for prepayment (individual to each property)

## WINDOWS

- Composite (powder coated externally, painted wood internally) double glazed sealed units

## FINISHES

- Painted walls and ceilings in white emulsion by Dulux White satinwood paint to internal joinery
- Contemporary square edged architrave and skirting boards with square routed shadow
- White painted internal doors with four feature horizontal grooves
- Lever door handles – Polished chrome finish

## SECURITY/SAFETY

- Video entryphone system
- Mains operated smoke detector
- Heat detector within the kitchen area
- Provision for Intruder system – wired to fuse spur for future installation
- Fire sprinkler system

## HOME ENTERTAINMENT/ COMMUNICATIONS

- TV / FM outlet points to living room and bedroom one
- Communal satellite aerial (Sky Q) – purchasers own decoder required
- Communal terrestrial digital television aerial
- Telephone outlet points to living room and bedroom one
- Wired for fibre broadband from Hyperoptic and BT – purchaser subscription required
- USB charging points to bedroom one and kitchen

## LIGHTING

- Lumi Plugin recessed ceiling downlighters to all rooms with dimmer switch. Wall lights to staircases in duplex apartments
- Wall light fitting to balcony / terrace

## FLOORING

- Karndean flooring to hall, living/dining/kitchen
- Fitted Cormar carpet to all bedrooms \*(Primo Plus range)
- Porcelain tiling to bathroom and en suite

## COMMUNAL FACILITIES

- Communal passenger lift with brushed stainless-steel lift car
- Smooth plastered walls and ceramic tiled flooring to communal entrance foyer, fitted carpet to communal hallways and staircase
- Lockable post box

## WARRANTY

- Ten-year LABC warranty

## About Higgins Homes

Vision, sensitivity and meticulous attention to detail are the cornerstone of the Higgins Homes corporate ethos. The company boasts an impressive track record dating back to 1965. Part of the Higgins Group PLC, one of the South East's largest privately owned construction companies, Higgins Homes is a multi award winning developer active throughout London, Essex, Hertfordshire, Kent and Sussex. The company designs and constructs' a wide range of residential and commercial properties, both new build and sensitive conversions. Whatever the development, the location sets the agenda. Architectural design and finishing, configuration and interior specification – all are designed specifically for their setting. The approach may result in a strikingly bold, contemporary style apartment building set within a busy urban street-scape. Alternatively a development may reflect its village setting, being resolutely low in density and traditional in flavour. The company is committed to adhere to the requirements of the Consumer Code for Home Builders and every project by Higgins Homes is guaranteed with a 10 year Building warranty.



Total 785ft<sup>2</sup> / 72.96m<sup>2</sup>

Living/Dining/Kitchen

9207mm x 3423mm (30'2" x 11'3")

Bedroom 1

4745mm x 2750mm (15'7" x 9')

En suite

Bedroom 2

3595mm x 3217mm (11'10" x 10'7")

Bathroom

Balcony

5689mm x 2338mm (18'8" x 7'8")

S: Storage  
W: Wardrobe  
WD: Washer Dryer

Unex Tower  
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