



**THE HUDSON, MARYLAND POINT, E20**



## SPECIFICATION

### GENERAL

- High Bespoke detailing throughout all apartments with amazing city views.
- Acoustic Double-glazed, energy-efficient windows for optimal insulation and noise reduction.
- Breath taking A1 rated rain screen façade, a masterpiece that adorns the building with unparalleled beauty. Embracing a bespoke palette of metallic colours with extraordinary traditional brickwork, that's brings an exquisite blend of contemporary design and classic allure, creating an ambiance that is truly one-of-a-kind.
- High-range video entry systems by Comlet, where we unlock a world of enhanced security and convenience, as these state-of-the-art systems seamlessly blend innovation and sophistication into your homes.
- Highly attractive terraces, meticulously designed to enchant your senses and elevate your living experience through a symphony of beauty and functionality, that entices you to bask in the warmth of the sun & savour breath taking views.
- Bespoke window sizing for each elevation, meticulously crafted to perfectly complement the unique contours and character of every side of the building.
- Extraordinary concrete ceilings and features, carefully curated and flawlessly integrated to breathe life into each apartment & exude a sense of boldness and character, celebrating the authenticity of modern design.
- Oversized floor-to-ceiling heights grace every apartment, where you can embark on a journey of vertical wonder, as these soaring heights elevate the art of living to new heights.

### KITCHENS

- Beautifully handmade crafted Hackney Made kitchens.
- High Grade Quartz stone kitchen tops
- High innovative and performance appliances including Miele & Bosch, where cutting-edge technology meets exquisite craftsmanship.
- Highly efficient integrated air extraction systems.

### BATHROOMS

- Ultra-stylish micro cement crete walls adorned with brushed brass ware create an exquisite tapestry of sophistication.
- European fittings
- Stylish clean aesthetic
- Oversized bathroom mirrors
- Branded sanitary ware

### BEDROOMS

- Spacious & Light bedrooms
- Art Gallery beamed contemporary lighting

### EXTERNAL SPACES

- Beautiful roof gardens
- Balconies & terraces
- Sunken gardens (front & back)
- Architectural lighting & railing design

### HEATING AND ELECTRICS

- Energy efficient electrical heating & hot water
- MVHR Systems installed in each Apartment
- High quality fixtures & fittings
- Art gallery themed track lighting throughout
- Internet infrastructure
- Dedicated Sprinkler system

### SECURITY

- Secure access to building
- Video entry systems
- CCTV
- Smoke and heat detectors
- Secure parcel storage

### COMMUNAL AREAS

- Lifts to serve apartments
- Architectural lighting
- Cycle storage
- Landscaped terraces/communal gardens

### SUSTAINABILITY

- Sustainability led visionary developer with commitments to energy-efficient features, eco-friendly materials

### WARRANTY

- 10 year warranty on all apartments against structural defects

\* The images shown are CGIs and not of actual finished apartments. Colour schemes may vary \*



This one bedroom apartment is available to purchase on the second floor within Stratford's newest and exciting residential developments, The Hudson E15. Comprising 538 sq. ft, this bright and spacious apartment boasts a fabulous open plan living/dining area leading to private balcony with exceptional finishes throughout.

The Hudson is an exclusive development of just 29 one, two and three bedroom apartments in East London's coolest new neighbourhood. This landmark building sets a new benchmark for urban living, creating a micro-community with exceptional local amenities nearby, from an Elizabeth Line station to the world-class shopping, entertainment and leisure facilities of Stratford and the Olympic Park. Just a couple of minutes from Maryland station, the apartments have been carefully crafted to provide a luxurious retreat from city life, with views of the new Stratford skyline and the extensive Olympic Park beyond. A landscaped roof garden, created in partnership with Hackney Herbal and Permablitz London, provides a communal space for residents to relax, rejuvenate, and forage.

Award-winning Architects PH+ have combined traditional architectural methods with innovative design to create a collection of unique apartments and family homes, many of which have balconies with far-reaching views, and all of which have access to a residents' landscaped roof gardens. These shared spaces provide the bedrock for the formation of a new community, a microcosm of the metropolitan neighbourhood beyond.

This is one of London's best-connected neighbourhoods, with Maryland station and the brand-new Elizabeth Line literally on the doorstep. The state of the art trains run from east to west across the capital, whizzing you to the heart of the City at Liverpool Street in 11 minutes, the West End's Bond Street in 18 or Heathrow in 42. It's just one stop to the super-connected transport hub of Stratford, which has unrivalled connections to the rest of London. With two tube lines, the overground, DLR, Elizabeth Line and national rail, it's the busiest station in Britain, with fast direct links to the city, Canary Wharf, the West End and nearby City airport. Stratford International station has high-speed trains to St Pancras where you can catch the Eurostar, and to key stations in Kent.

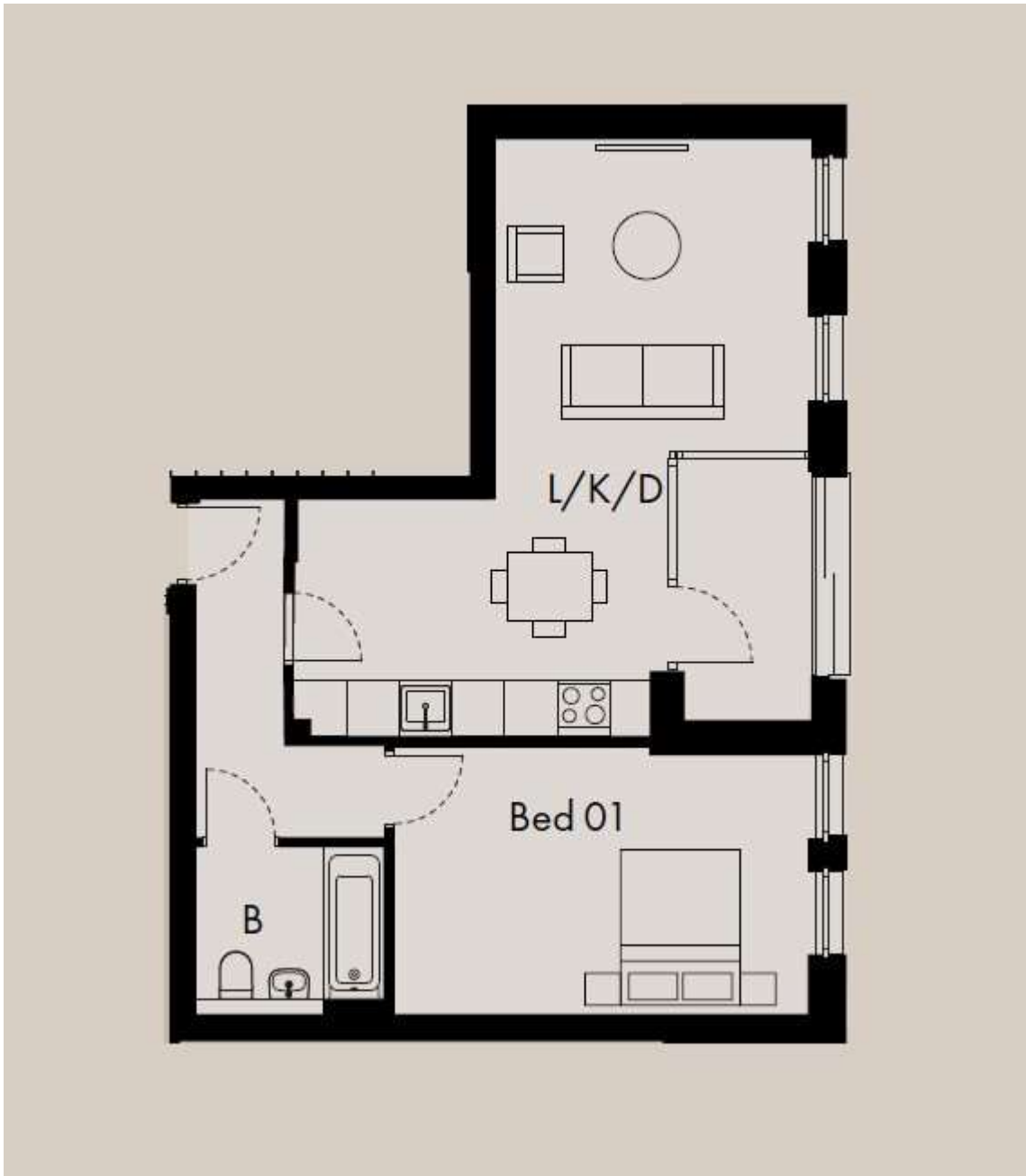
#### PRICE

£450,000

#### GROSS INTERNAL AREA

Approx. 538 sq. ft (50 sq. m)

- One double bedroom
- 2nd floor
- Private balcony
- 2 show homes available to view
- Brand new
- 10 year building warranty
- High end specification throughout
- 450ft to Maryland Station
- 0.5 mile walk to Stratford Station
- Approx. 538 sq. ft (50 sq. m)



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Unex Tower  
5 Station Street  
London  
E15 1DA

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