



Forrester Way, London E15
£445,000 Leasehold







Description

Nestled in the heart of Stratford's transformative New Garden Quarter, this sophisticated one-bedroom apartment at Hawthorn House presents an exceptional opportunity to embrace contemporary London living at its finest. The development sits adjacent to Queen Elizabeth Olympic Park, offering residents a rare combination of urban convenience and green space tranquility.

This thoughtfully designed apartment showcases modern living with high-specification finishes throughout. Underfloor heating provides year-round comfort, while integrated appliances in the kitchen create a sleek, streamlined aesthetic. The apartment's crowning feature is its full-length west-facing balcony, where residents can enjoy abundant natural light and unwind in their own private outdoor sanctuary. The intelligent layout maximises the apartment's approximately 610 square feet, creating a comfortable and functional living environment.

Residents of Hawthorn House enjoy an impressive suite of exclusive amenities that elevate everyday living. The beautifully landscaped two-acre garden square provides a peaceful retreat, while the residents-only gym supports an active lifestyle without leaving home.

- One bedroom apartment
- West-facing balcony
- Residents' gym
- 24-hour Concierge service
- Landscaped communal garden
- Within a short walk of Stratford station and Westfield Shopping Centre
- Lift access
- Parking available via separate negotiation
- EPC Rating B

Floorplan

610 sq ft | 57 sq m

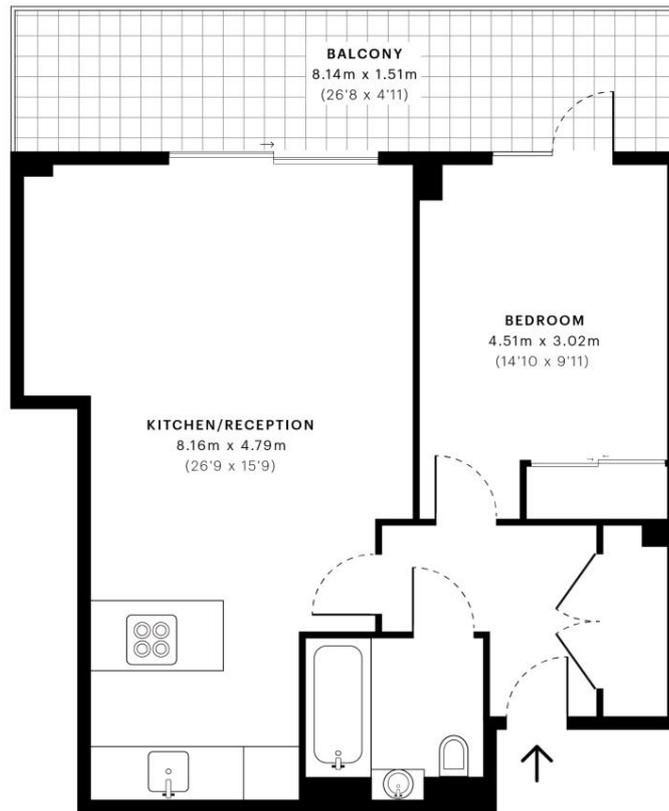


Hawthorn House, E15

CAPTURE DATE
29/07/2019

LASER SCAN POINTS
21,485,490

GROSS INTERNAL AREA
56.7 Sqm / 610.6 Sqft



— Fifth Floor

 GROSS INTERNAL AREA
The footprint of the property
56.7 Sqm / 610.6 Sqft

 NET AREA (INTERNAL)
Excludes walls and external features
55.0 Sqm / 591.6 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
12.3 Sqm / 132.2 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL
69.0 Sqm / 742.8 Sqft

IPMS 3C RESIDENTIAL
67.2 Sqm / 723.8 Sqft

SPEC ID
5d3ae44eed67040a41a6adc7

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