



Balmoral Road, London, E10

BUTLER  STAG



## Welcome to The Coach Yard.

**Set over two floors and each with a private courtyard garden, these apartments combine tactile materiality, unexpected volumes, and cleverly conceived layouts. The surrounding landscaping has been thoughtfully planted and leaves no stone unturned.**



## Share of Freehold

- A selection of just five, luxury apartments
- Share of freehold
- Mixture of one and two bedroom
- 10 year ICW build warranty
- Uniquely designed new build homes
- Access to the electric car club opposite
- Open-plan living space
- CCTV cameras & external lighting

The Coach Yard is a private development, approached from Balmoral Road. Set behind secure gates, characterful cobblestones give way to the decked entrance, softened by a lush planting scheme. The rise and fall of the roof lines create an eye-catching approach, met by striking wooden façades.

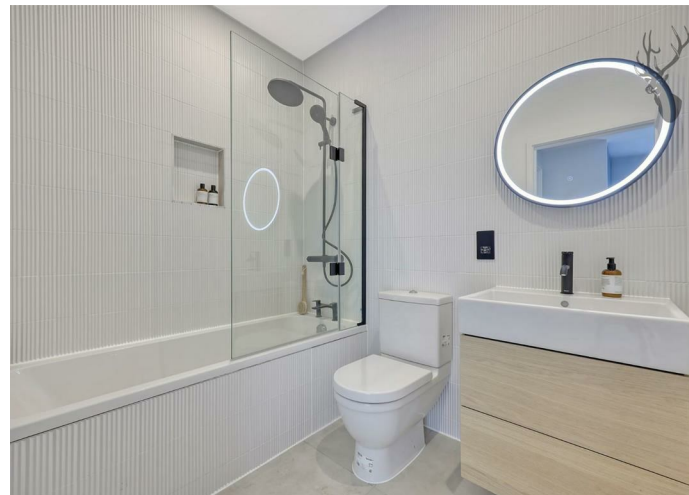
Each apartment has an open-plan living configurations which provide the perfect space for entertainment. The kitchens have been cleverly crafted to ensure versatility and there is scope for further customisation. The wood effect design is complemented by stone work surfaces and integrated Bosch appliances.

With a mixture of one and two-bedroom apartments, there is something for everyone within The Coach Yard. Each apartment boasts incredibly voluminous stairwells where towering ceiling heights are accentuated by tall glass windows allowing for an abundance of natural light. The bedrooms are generously sized throughout and there are deep built-in wardrobes have been installed in a variety of configurations with the angular roof lines of the exterior creating shifting volumes internally.

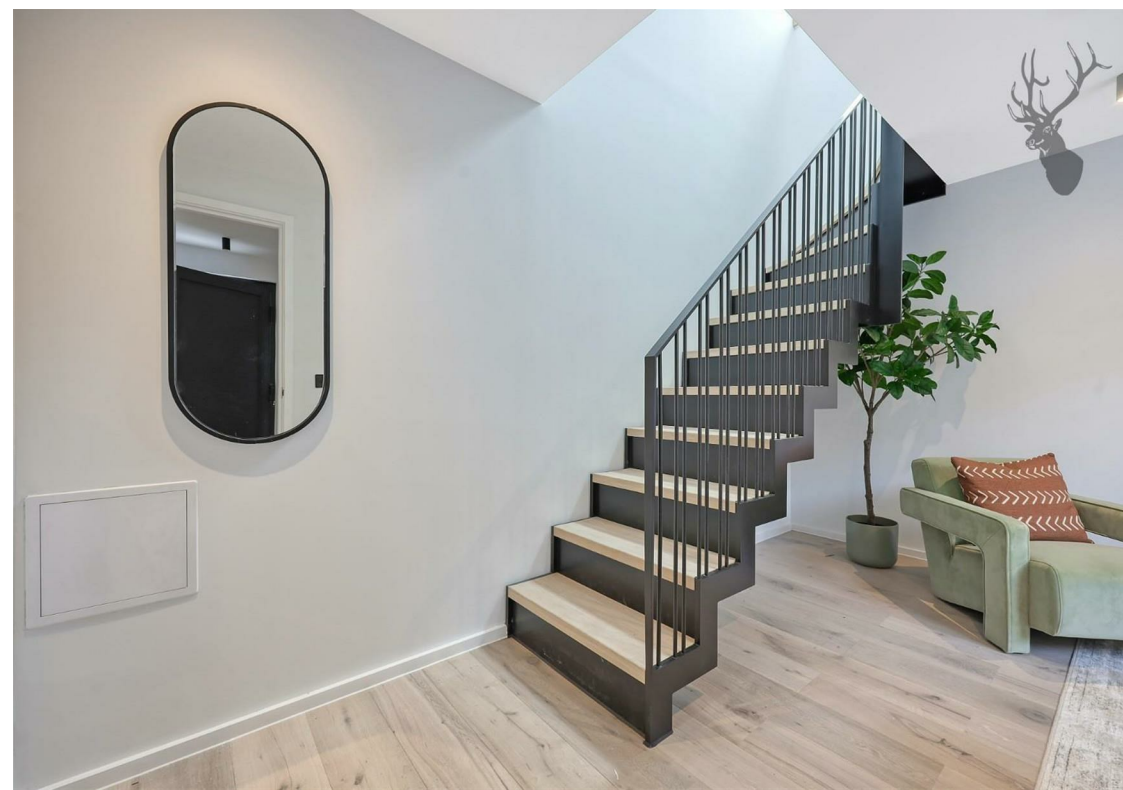
The bathrooms have been carefully finished with stylish tiling and matte black fixtures and fittings creating a feel of contemporary comfort throughout.

Each apartment has its own private outside space all meticulously designed. Accessed through wide sliding doors in the living room, these outdoor spaces serve as extensions of the living rooms and can be opened to create a peaceful through breeze.

There is a dedicated bike shed with space for each apartment and a communal bin store.







## 4 The Coach Yard

Approx. Gross Internal Area 49.1 sq. metres ( 528.6 sq. feet)

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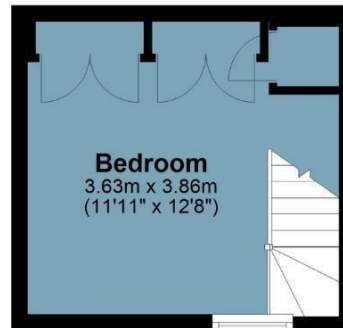
### Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



### First Floor

Approx. 14.0 sq. metres (150.6 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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