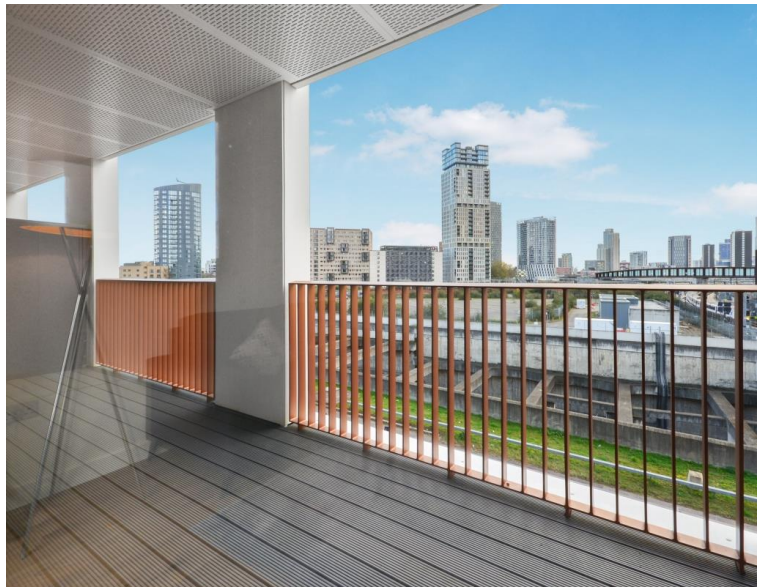
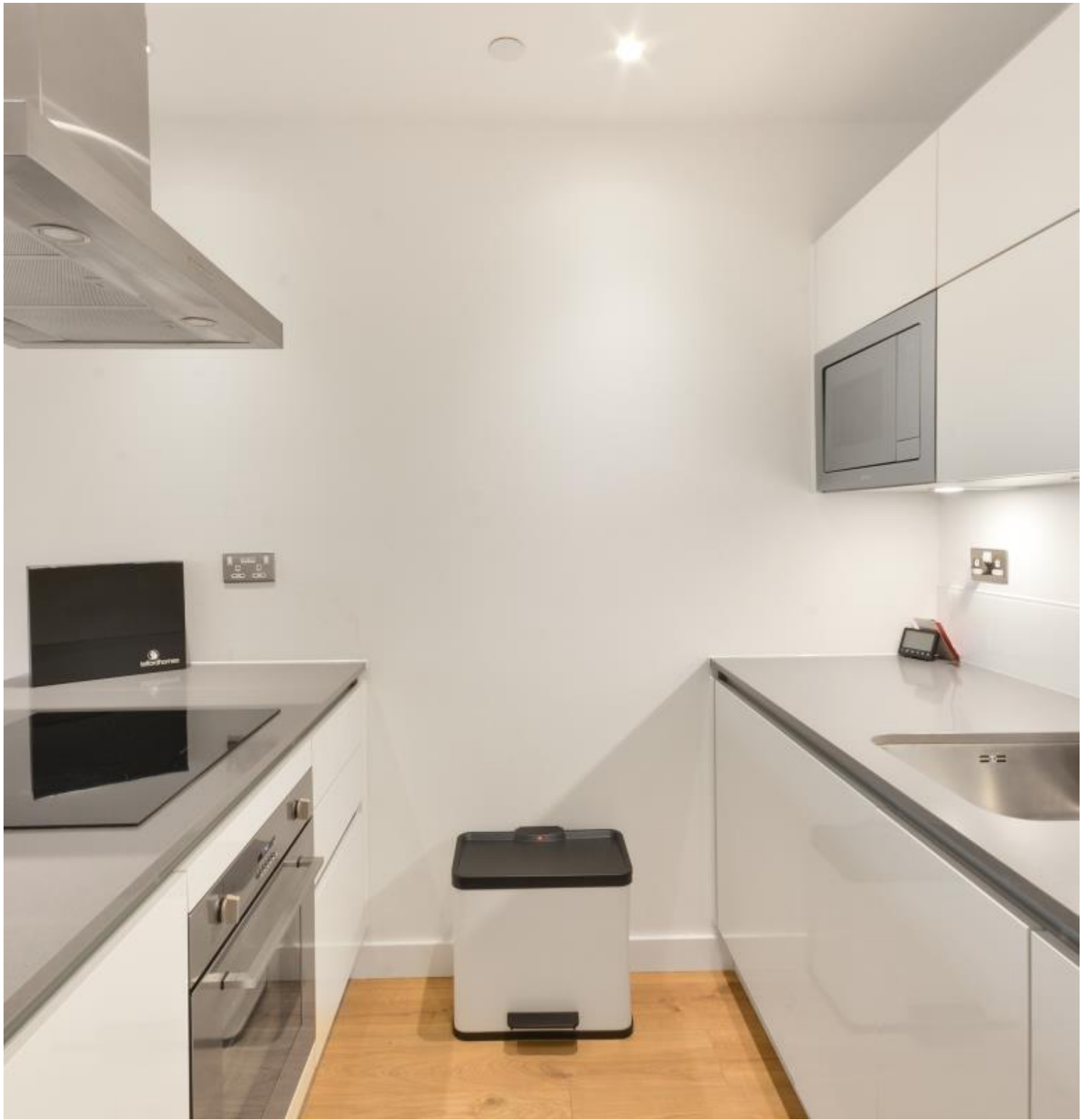
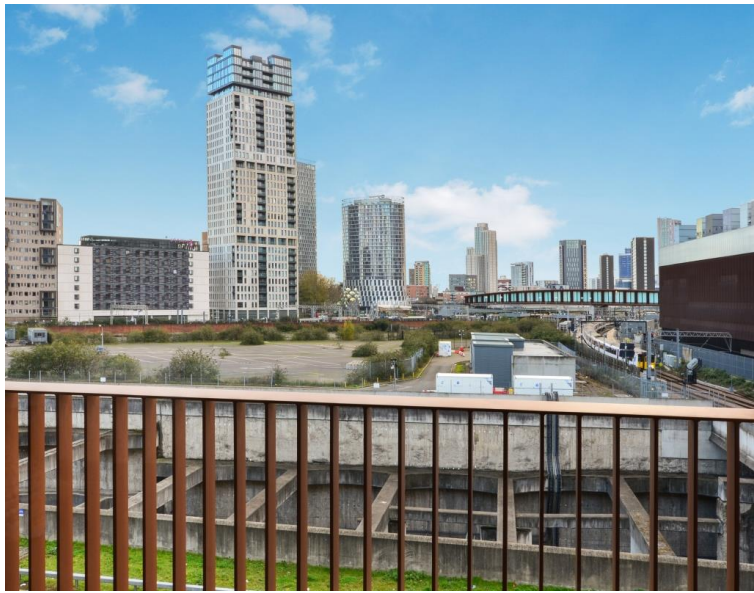


## Forrester way, London E15

Guide price £475,000 Leasehold







## Description

Opportunity to purchase this large and ultra modern 1 bedroom apartment within the New Garden Quarter development, on the edge of the iconic Olympic Park.

This property comprising of over 606 square feet, offering a high specification open-plan kitchen/living space leading to a private balcony, double bedroom with built-in wardrobes and separate bathroom.

Located next to Queen Elizabeth park boasting a beautifully 2-acre landscaped garden square. Residents further benefit from easy access to Westfield Stratford City, short walk to Stratford Underground Station, concierge service, residential gymnasium, underfloor heating throughout and bike storage.

- - 1 Bedrooms
- - 1 Bathrooms
- - Ultra modern
- - Balcony
- - Secure development
- - Residential Gym
- - 24 Hour Concierge
- - 0.4 miles from Stratford Underground Station
- - Appox 606.5 sq ft (56.3 sq m.)
- - EPC: B

# Floorplan

607 sq ft | 56 sq m

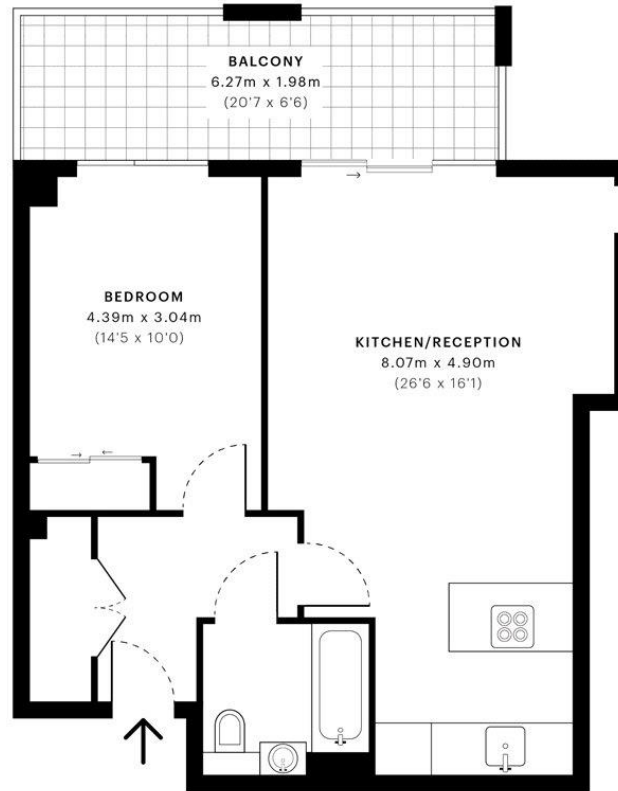


Langham House, E15

CAPTURE DATE  
29/07/2019

LASER SCAN POINTS  
23,141,749

GROSS INTERNAL AREA  
56.3 Sqm / 606.5 Sqft



— Third Floor

 GROSS INTERNAL AREA  
The footprint of the property  
56.3 Sqm / 606.5 Sqft

 NET AREA (INTERNAL)  
Excludes walls and external features  
54.8 Sqm / 589.9 Sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
12.3 Sqm / 132.5 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  
68.9 Sqm / 741.5 Sqft

IPMS 3C RESIDENTIAL  
66.9 Sqm / 720.8 Sqft

SPEC ID  
5d3af1695b39700a34f760ee

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