



Merchants House, 14 Forrester Way, Stratford, E15 1GL

£895 Per Week

A 3 double bedroom 2 bathroom apartment for rent in 'New Garden Quarter' boasting a beautiful 2 acre landscaped garden square, private green spaces, concierge and residents gym.

Located next to Queen Elizabeth Park for Westfield and access to Stratford Underground station for easy access to Liverpool Street, Canary Wharf and Bank.

Open plan living room with luxury fitted kitchen, access to balcony, bathroom and en suite shower rooms offer bespoke cabinetry and ceramic tiling, fitted wardrobes to master bedroom and under floor heating throughout.

Resident only gym, 24-hour concierge service, proposed on-site cafe, nursery and bicycle storage.

Comes furnished.

COMES WITH A PARKING SPACE.

PROPERTY AVAILABLE FROM 09.09.2024

- 3 Double bedrooms
- 24 Hour concierge
- Comes furnished
- 2 Luxury bathroom suites
- Parking Space
- Available from 09.09.2024
- 4th Floor
- Walk to Stratford station
- Residents gym

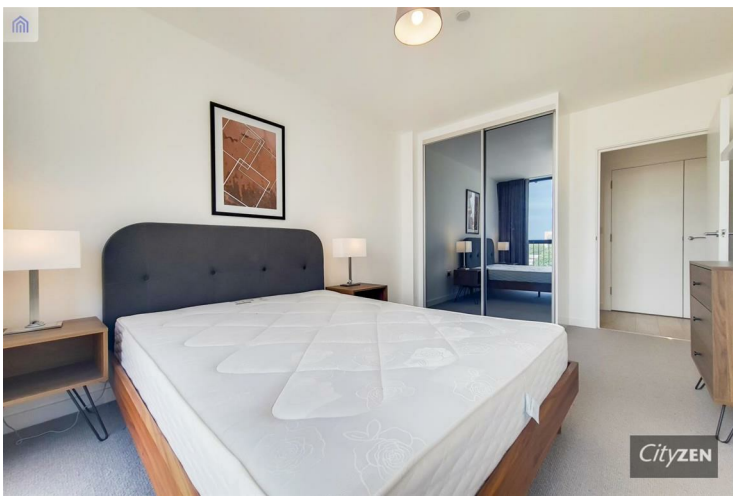
Merchants House, 14 Forrester Way, Stratford, E15 1GL



BEDROOM



EN SUITE SHOWER ROOM



BEDROOM



RECEPTION ROOM



BATHROOM



KITCHEN

Merchants House, 14 Forrester Way, Stratford, E15 1GL



RECEPTION ROOM



BEDROOM



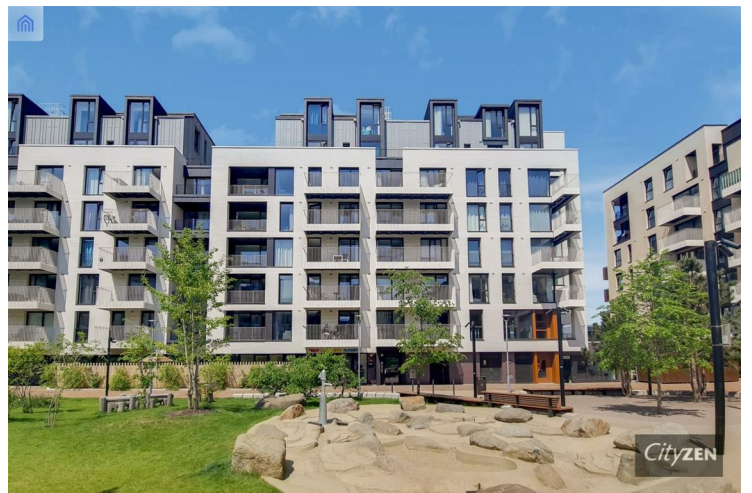
RECEPTION ROOM



BALCONY



RECEPTION ROOM



MERCHANTS HOUSE

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KITCHEN



BEDROOM



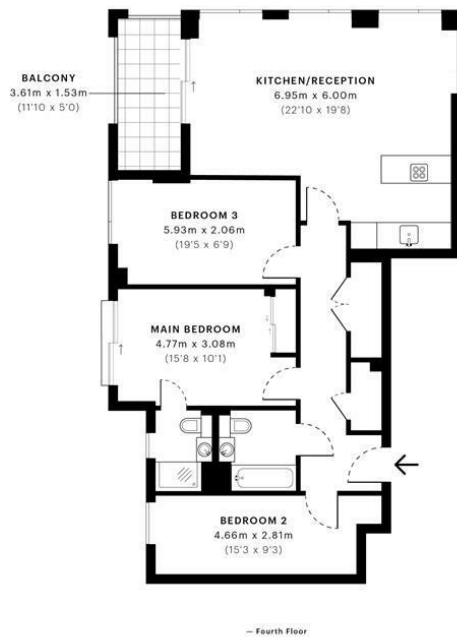
BEDROOM



BUILDING ENTRANCE



BEDROOM



GROSS INTERNAL MEASUREMENTS
The footprint of the property
98.42 sqm / 1059.38 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine and restricted head height
93.42 sqm / 1005.56 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
5.46 sqm / 58.77 sqft

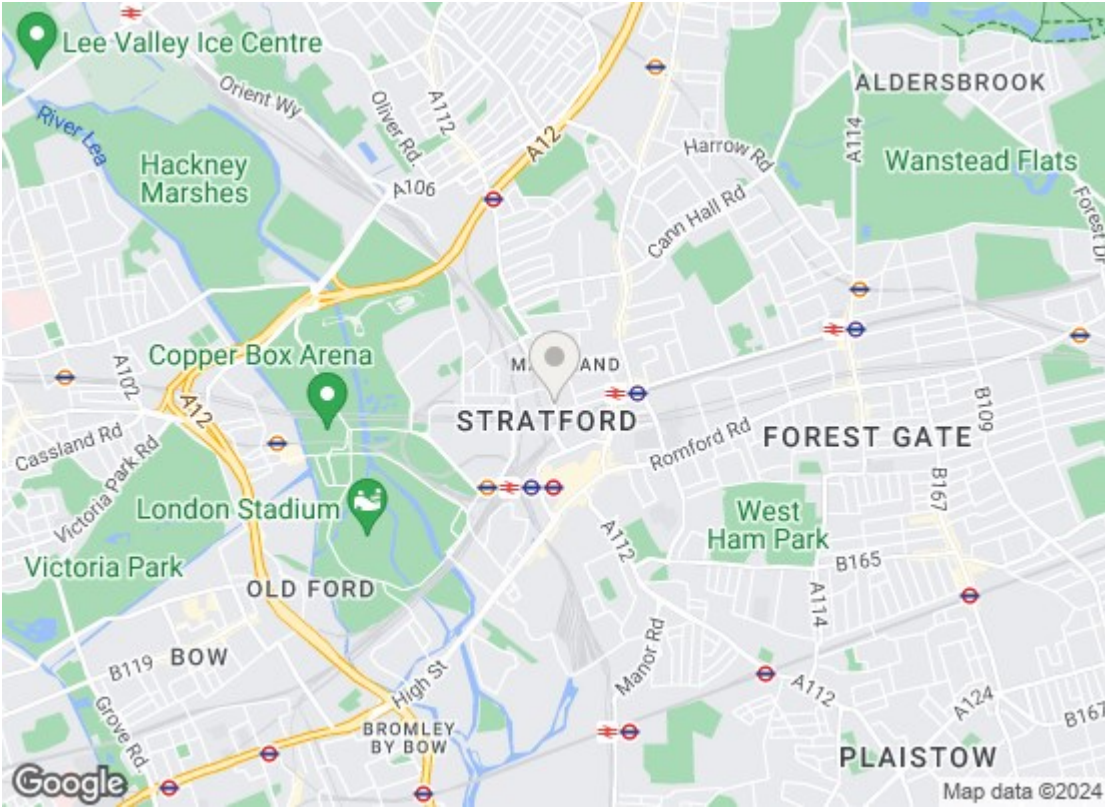
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

spec residential: 105.72 sqm / 1137.99 sqft
spec ac residential: 101.33 sqm / 1090.71 sqft
spec id: 609ea4de5c843c9c9837db5

spec Verified

RICS Certified Property Measurer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.