

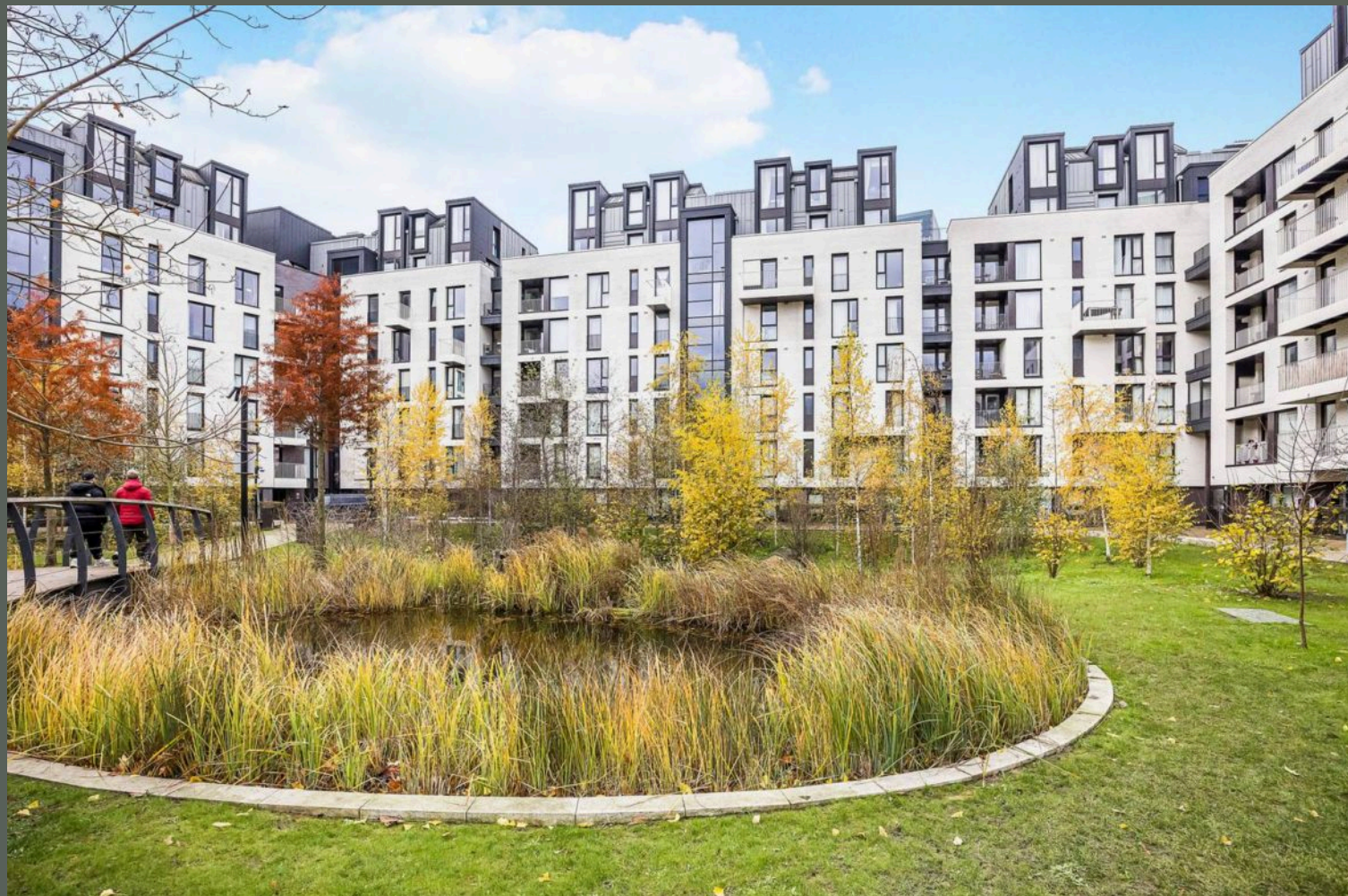


403 Giles House, 10 Forrester Way

£430,000 Leasehold

SPACIOUS, FOURTH FLOOR BALCONY APARTMENT • HUGE, OPEN PLAN KITCHEN, DINING AND LIVING ROOM • MINUTES TO QUEEN ELIZABETH OLYMPIC PARK • VIEWS OVER WESTFIELD • CLOSE TO STRATFORD STATIONS • FOLLOW US ON INSTAGRAM AT E10HOMES_LEYTON

E10
Homes



Stepping through the door of your ultra modern, fourth floor apartment you'll find yourself in a wide entrance hall with a large, built in cupboard, always a welcome apartment addition. On the left, you'll find the enormous, 280 square foot, open plan kitchen and living space. Broad slats of flawless, engineered hardwood flow underfoot and the kitchen area is filled with gleaming white cabinets, soft down lighting, sleek integrated appliances and a breakfast bar with electric hob and extractor hood overhead. Patio doors give direct access from the living and dining area to your spacious decked balcony, where you can admire the views of the surrounding Olympic Village development and wonderful Westfield. From here, you can head back inside through your living room or use the second set of patio doors, and head straight back into your bedroom. A large double, warm and bright, in here you have soft smoky grey carpet underfoot and lots of natural daylight coming in from the broad window and patio door. You also have a handy purpose built wardrobe with sliding doors. Finally your luxurious, stylish bathroom is next door, a beautiful space tiled from floor to ceiling in soft sandstone. The high quality suite consists of a vessel sink, concealed cistern and a rainfall shower over the bathtub. Everything is finished off with chrome fixtures and fittings and a heated towel rail.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A



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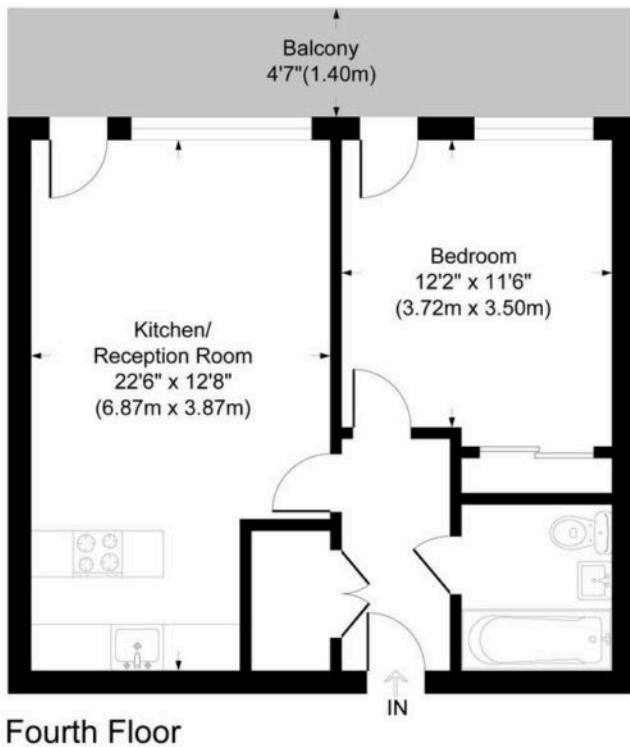


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One of the main benefits of this apartment's fantastic location is that both Maryland and Stratford stations are approximately ten minutes on foot. From Stratford, there's a huge array of tube and rail services running into London and out to the East coast. From Maryland, you can catch the efficient Elizabeth line through to Liverpool Street in eleven minutes and Heathrow Airport in fifty five. For wide open, lush, green surroundings, it's only fourteen minutes on foot to the Queen Elizabeth Olympic Park. As well as walking or cycling around the beautifully landscaped gardens, you can make use of the incredible selection of indoor and outdoor sports facilities. From London Stadium in the South, to Lee Valley Velo Park in the North, the park has a range of world class cultural, sporting and leisure facilities on offer. Evening entertainment and socialising couldn't be easier, with a number of exciting venues and social hotspots nearby. On rainy afternoons, you can settle down in the nearby Vue Cinema to watch one of the latest blockbusters or just cross the road to Westfield for some retail therapy. Close to Maryland station there are some fantastic places to wine and dine. At Tripti's Thai pie you'll find delicious Aisan cuisine and, on the opposite side of the station, Kotch!





Fourth Floor



E10 Homes

Giles House Forrester Way

Approximate Gross Internal Area
Total = 51.6 sq m / 556 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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