

Atherton

COURT

Nine luxury 4 bedroom
family homes, situated in
a private gated development
with parking.



haart



A fantastic family location

Atherton Road is fantastically located for if you need to use the transport links. A short walk to Maryland station which is a future Crossrail station by 2018 is a great link into Liverpool Street. Stratford Station is also within walking distance from Romford Road. From Stratford station you have Overground and Underground links that will help you to get in and around London. Westfield shopping centre is also close by which has some of the best shops, bars and restaurants for you to enjoy in your free time.

If you love to go swimming or to the gym, the newly built Atherton leisure centre is adjacent to the development and offers state of the art facilities for all the family. If schooling is important there are various local primary and secondary schools available as well as the University of East London Stratford Campus all within a short walking distance.



TRANSPORT

Stratford is a significant transport hub, well served by bus routes and railways stations.

STRATFORD REGIONAL

Stratford Regional is located on the National Rail Great Eastern Main Line, North London Line as well as the Lea Valley Lines. National Rail services: Abellio Greater Anglia, TfL Rail and London Overground. London Undergrounds' Central and Jubilee Lines both service the regional station and link Stratford to Oxford Street, Wembley Stadium and Canary Wharf. The Jubilee line was extended to Stratford in 1999. The Docklands Light Railway (DLR) was extended to Stratford in 1987, and to Stratford International in 2011, with services to Poplar, Canary Wharf, Lewisham, London City Airport, the Excel Centre, Beckton and Woolwich Arsenal. A bus station is located adjacent to Stratford Regional with London Buses and National Express coach routes towards central, northeast London and Stansted Airport.

STRATFORD INTERNATIONAL AND STRATFORD HIGH STREET

Stratford International, located to the northwest, is on the HS1 line from St Pancras International to Kent, and is served by Southeastern domestic high speed services. The International and Regional stations are linked by a branch of the Docklands Light Railway – opened in August 2011 – which also serves a new DLR only station at Stratford High Street to the south of Stratford, situated on the site of the former Stratford Market railway station.

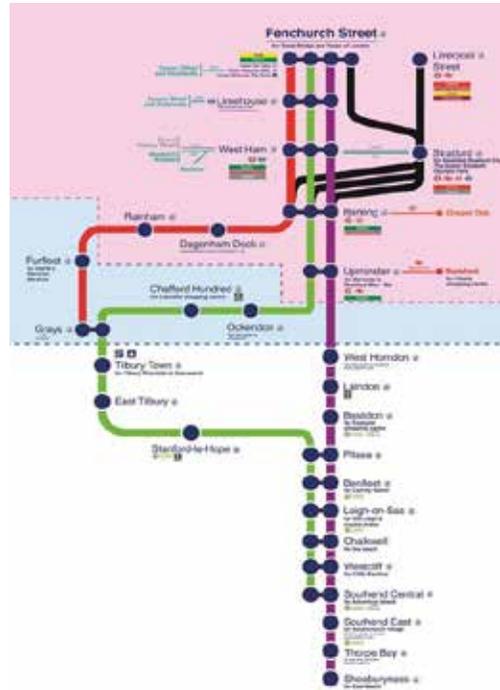
Maryland

The eastern part of Stratford is served by Maryland railway station. The Liverpool Street- Shenfield via Ilford and Romford service known as the Shenfield Metro service and runs every 10 minutes and is operated by TfL Rail. This service also calls at Stratford and is planned to be incorporated into the Crossrail service by 2017. Crossrail service due to launch 2018.

Pudding Mill Lane

Pudding Mill Lane is in the south of the Olympic. Served by the Docklands Light Railway to Stratford, Poplar & Canary Wharf has been re-sited south as part of the Crossrail project and is currently due to open in 2017.

BY RAIL



Central Line



BY ROAD

A screenshot of the TfL website showing bus routes towards Ilford. The routes listed are:

- Route 84:** Stratford Bus Station to various destinations including West Ham, Uxbridge, and Maidenhead.
- Route 85:** Stratford Bus Station to various destinations including Stratford High Street, Poplar, and Canary Wharf.
- Route 86:** Stratford Bus Station to various destinations including Stratford High Street, Poplar, and Canary Wharf.

 The screenshot shows the route details, including stop names and travel times.

THE DEVELOPMENT

A luxury gated development comprising nine four bedroom family houses.

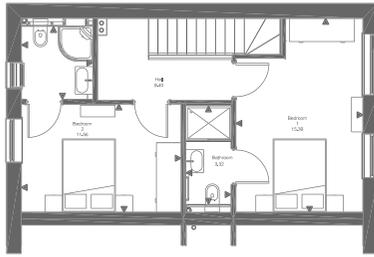
These beautiful family homes are situated in the trendy and vibrant Stratford East London.

Secure parking to each property is gained through private electric gates

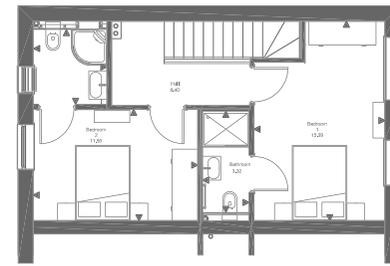
The properties have been finished to a very high specification throughout with landscaped courtyard rear gardens.



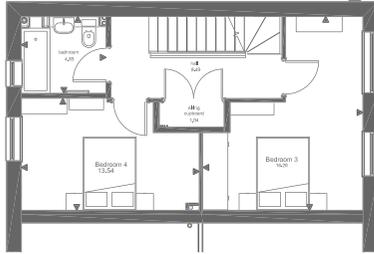
Second Floor Plan



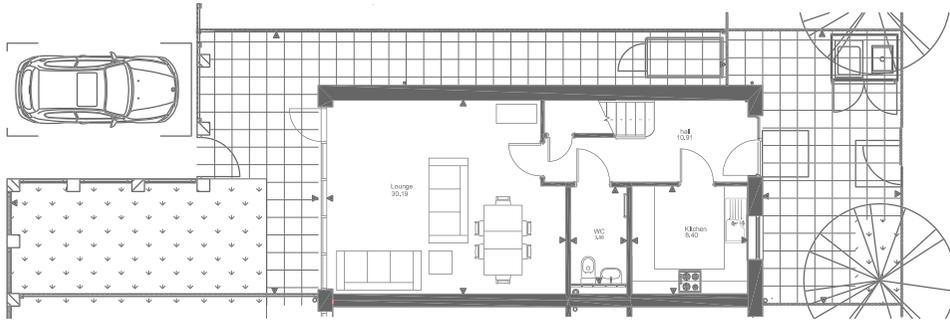
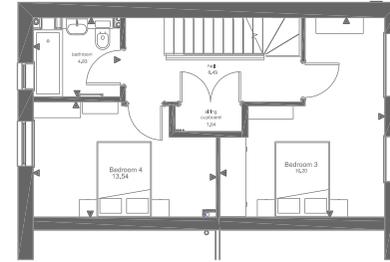
Second Floor Plan



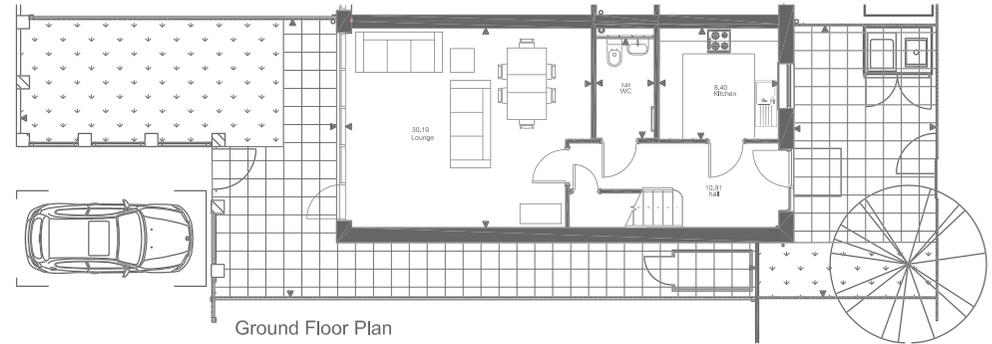
First Floor Plan



First Floor Plan



Ground Floor Plan



Ground Floor Plan

House Type A

Ground Floor

| | | |
|--------------|---------------|------------------|
| Front Garden | 3.6x7m | 11.8x23ft |
| Back Garden | 6.9x8 / 18.6m | 22.6x26.2 / 61ft |
| Lounge | 6.2x5m | 20.3x16.4ft |
| Kitchen | 3x2.8m | 9.8x9.2ft |
| WC | 1.4x2.5m | 4.6x8.2ft |

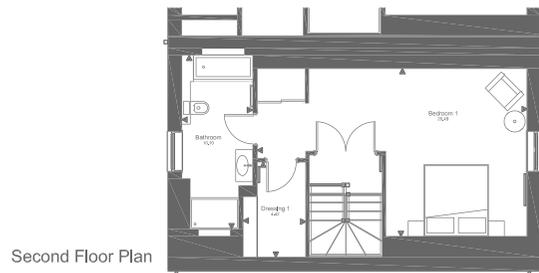
First Floor

| | | |
|-----------------|----------|-------------|
| Bedroom 3 | 4.2x5m | 13.8x16.4ft |
| Bedroom 4 | 4.6x2.9m | 15x9.5ft |
| Family Bathroom | 2x2.2m | 6.5x7.2ft |

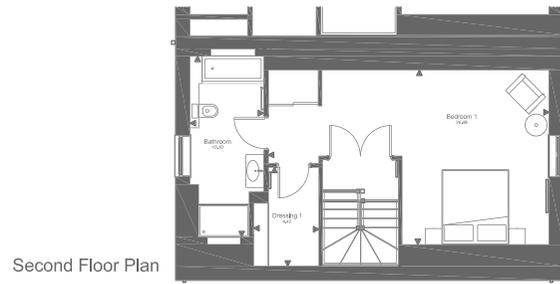
Second Floor

| | | |
|-------------------|----------|-------------|
| Bedroom 1 | 3.3x5m | 10.8x16.4ft |
| Bedroom 1 Ensuite | 2.5x1.2m | 8.2x3.9ft |
| Bedroom 2 | 4.2x2.8m | 13.8x9.2ft |
| Bedroom 2 Ensuite | 1.8x1.8m | 5.9x5.9ft |

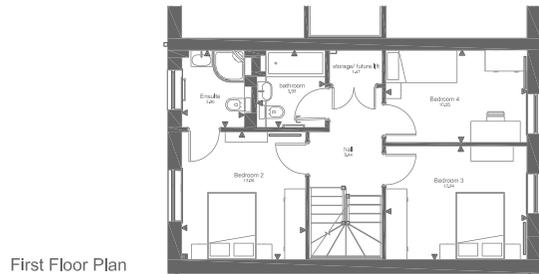
Furniture layouts indicative only



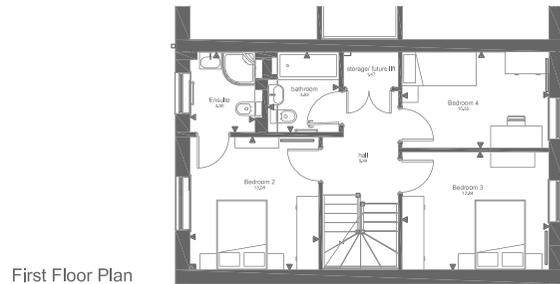
Second Floor Plan



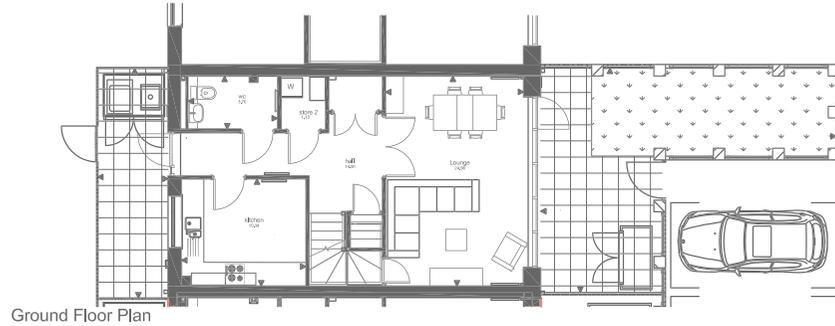
Second Floor Plan



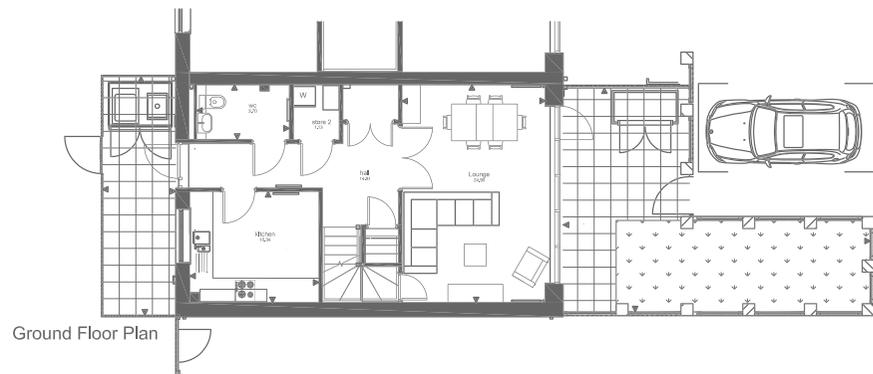
First Floor Plan



First Floor Plan



Ground Floor Plan



Ground Floor Plan

House Type B

Ground Floor

| | | |
|--------------|----------|------------|
| Front Garden | 6.5x2m | 21x6.5ft |
| Back Garden | 6.1x8.4m | 20x27.5ft |
| Lounge | 3.9x5.9m | 13x19ft |
| Kitchen | 3x3.5m | 9.8x11.5ft |
| WC | 1.4x2.5m | 4.5x8.2ft |

First Floor

| | | |
|---------------------|----------|-----------|
| Bedroom 2 | 3.6x3.5m | 12x8.2ft |
| Ensuite to Bedroom2 | 1.8x2.2m | 6x7.2ft |
| Bedroom 3 | 4x3.2m | 13x10.5ft |
| Bedroom 4 | 4x2.6m | 13x8.5ft |
| Family Bathroom | 1.9x2.2m | 6x7.2ft |

Second Floor

| | | |
|-------------------|----------|-----------|
| Bedroom 1 | 7.7x4.7m | 25x15.4ft |
| Bedroom 1 Ensuite | 4.9x2m | 16x6.5ft |
| Dressing 1 | 1.8x2.7m | 6x8.8ft |

Furniture layouts indicative only





SPECIFICATIONS

GENERAL

- Private courtyard with one parking space demised to each property (Exception of Plot 6 – 2 spaces)
- Feature square edged skirting and architrave throughout
- Satin stainless steel door handles and fittings
- Slide & store fitted wardrobes to master bedroom (Type A only)
- Type B master suite bedrooms only inc walk in wardrobes
- Bi-fold doors with level threshold opening onto gardens from lounge
- Additional storage available to top floor suite of Type B only)
- Secure side access to McGrath Road front entrance of properties via rear courtyard if required
- Additional washing machine/tumble drying space to storage cupboard 2 (Type B only)
- Contemporary street lighting to courtyard area/Bike/storage shed to rear garden

KITCHENS

- Contemporary high gloss handle less soft close kitchens
- Under pelmet lighting to wall units
- Composite stone work surfaces
- Fully Glassed splash back
- Under mounted stainless steel sink with chrome tap
- Integrated Bosch microwave, dishwasher, fridge freezer, washing machine
- Integrated Bosch brushed steel fan assisted electric oven with gas hob and telescopic hood

BATHROOMS

- Fully tiled bathrooms and en suites to include flooring with feature tiled alcoves
- Contemporary white sanitary ware
- Chrome heated towel rails
- White shower trays to en-suites with sliding glazed doors
- Glass bath screen
- En suite basins incorporating vanity units
- Bespoke designed wall mirrored units with LED lighting to family bathrooms

ELECTRICAL FEATURES

- Wiring for Virgin media to lounge and all bedrooms
- Hard wired electric Velux windows to top floor suite (Type B only)
- Solar panels to each plot
- Contemporary lighting throughout
- Down lighting throughout except to bedrooms which have feature pendant lighting
- Up/down lighting to front and rear of properties (PIR to rear)

HEATING & COOLING FEATURES

- MVHR extract ventilation system
- Boilers to kitchens

SECURITY FEATURES

- Fobbed electric vehicular and pedestrian access gate to courtyard for residents only
- Multi – locking systems to front entrance doors and Bi-fold doors

FLOORING FEATURES

- Karndean flooring throughout ground floor areas
- Carpet to bedrooms, stairs and landings

REAR GARDENS

- Turfed rear gardens with patio area
- Cycle/storage sheds
- Rear garden gate access into each plot via Courtyard area
- Cold water Tap to rear garden





ABOUT THE DEVELOPER

Sherrygreen Homes was launched in 2005 as the residential arm of the successful Sherrygreen Group of companies. With a strong reputation in both the private residential and public sectors and more than 1500 units in current and planned development, Sherrygreen Homes is a major residential developer in the London area.

Sherrygreen Homes aim to provide, modern luxury homes within London and South -East, that offers both a relaxing lifestyle and excellent investment potential.

Sherrygreen Homes only employs architects and consultants who share their vision for quality construction providing homes which sit comfortably within the community and have a lasting appeal.





haart

For more information and to register your interest

please call

haart Stratford 020 8536 0785

athertoncourt.co.uk

