



COPPERMAKER SQUARE, 3 CHERRY PARK
£3,215 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Coppermaker Square, 3 Cherry
Park Lane Stratford E20**

**£3,215 Per Month
Furnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- COPPERMAKER SQUARE, - AEG and Zanussi appliances, - Flexible furnishing options, - Floor-to-ceiling-windows, - Built-in storage, - Smart home, - Spa/Gym facilities, - Exclusive resident events, - Roof garden with panoramic vistas, - Co-working and gaming spaces, - Dedicated Property Manager and Onsite Team

Council Tax

Council Tax Band C

Hamptons

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London, N10 3SH
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The Property

2 WEEKS RENT FREE *Any move ins for Harrison building only. T&C's apply. Premium, design-led apartments, equipped with all you need for spectacular living. This modern two-bedroom apartment includes two spacious bedrooms fitted with built-in wardrobes, 2 bathrooms, a Juliet balcony, under-floor heating and an air-cooling system. Entertain in stylish, ergonomically designed kitchens featuring high-end appliances. This exceptional apartment comes fully furnished* and features a modern open-plan kitchen living area with floor-to-ceiling windows. With exceptional amenities and design-led interiors, the spacious and inspiring apartments are made for how you live today. At Coppermaker Square, your home doesn't simply begin and end at your front door. With Instant access to exceptional work and social facilities to provide a community feel, landscaped gardens, a 24/7 concierge, and an automatic membership to the state-of-the-art gym and spa set within the grounds are at your disposal. The gym, spa, and spin studio provides exclusive access to personal trainers and an array of classes to choose from including yin yoga, HITT workouts, spin classes, aqua fit, and Pilates.

Location

Enjoy all the excitement that East London living has to offer. Stratford is fast becoming a cultural hub for the capital, with the V&A, London College of Fashion and Sadler's Wells Theatre opening here soon. Embrace the best of E20, from the green spaces and world-class sports facilities of Queen Elizabeth Olympic Park to the buzzing culture and nightlife of nearby Hackney Wick.

Westfield Stratford City shopping centre is just a stone's throw away, with its exceptional range of shops, bars, restaurants, and leisure facilities. Excellent transport links put the best of London life within easy reach. Be in the City or the West End in minutes via the Underground, Overground or DLR. Travel easily with London City Airport just 15 minutes away by train. Day trips beckon with direct trains to Margate, Canterbury and more from Stratford International station. Save valuable commuting time and enjoy a better work/life balance thanks to the excellent rail, tube and bus links on your doorstep.



COPPERMAKER SQUARE

Approximate Gross Internal Area = 975 sq. ft. (90.6 sq. m.)



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. ID 924520

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
		B4	B4
<small>For energy efficient lighting (see EPC)</small>			
<small>EU Directive 2002/91/EC</small>			
England & Wales			

