

# Atherton COURT

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



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## 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.

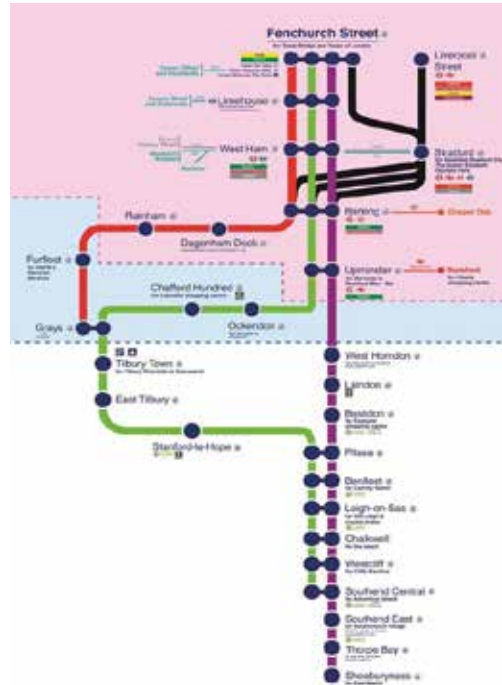
## Maryland

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





## THE DEVELOPMENT

A luxury gated development comprising nine four bedroom family houses.

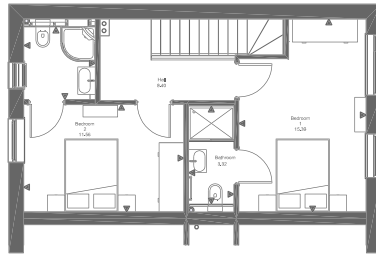
These beautiful family homes are situated in the trendy and vibrant Stratford East London.

Secure parking to each property is gained through private electric gates

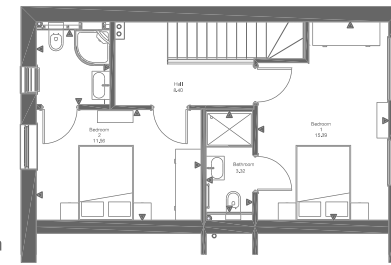
The properties have been finished to a very high specification throughout with landscaped courtyard rear gardens.



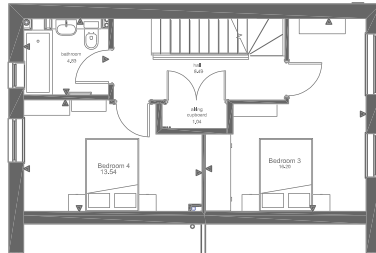
Second Floor Plan



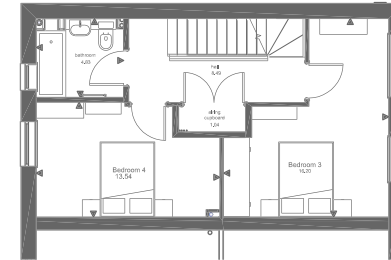
Second Floor Plan



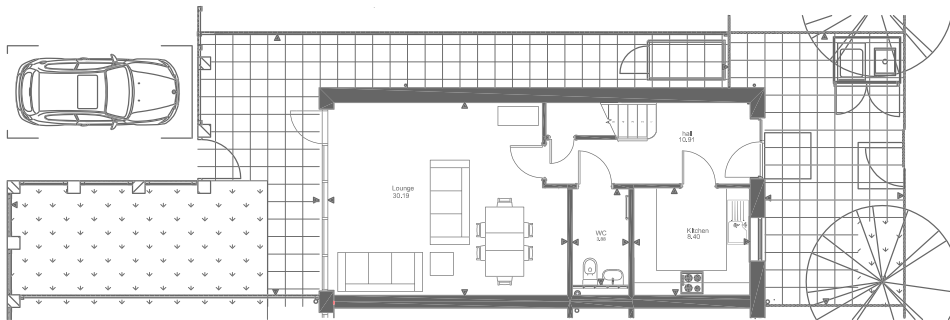
First Floor Plan



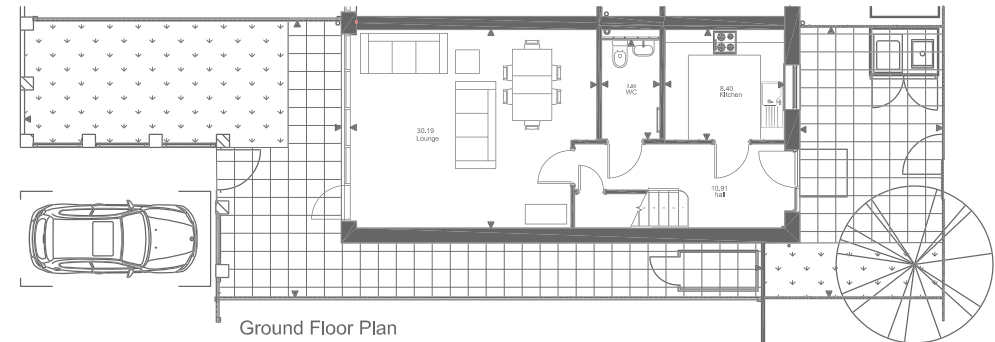
First Floor Plan



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

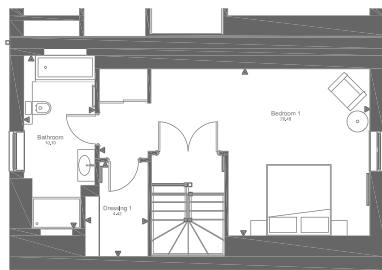
### First Floor

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

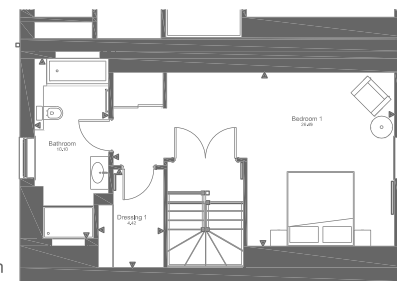
### Second Floor

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

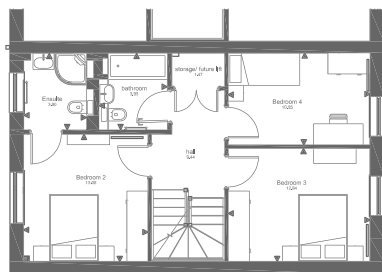
*Furniture layouts indicative only*



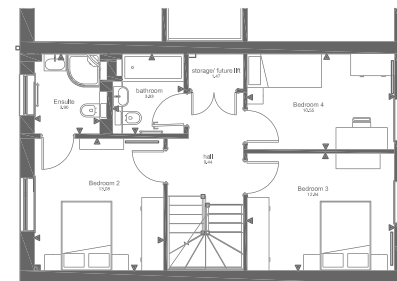
Second Floor Plan



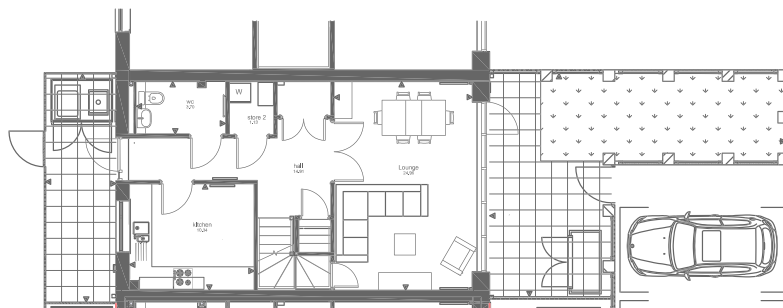
Second Floor Plan



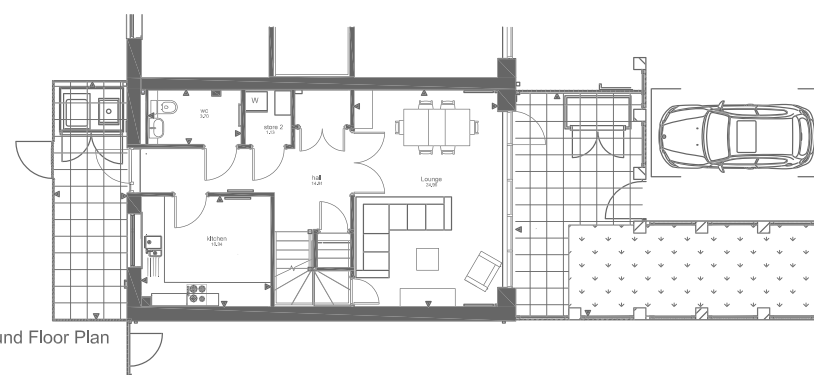
First Floor Plan



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.







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For more information and to register your interest  
please call

haart Stratford 020 8536 0785

[athertoncourt.co.uk](http://athertoncourt.co.uk)

