



LANTANA HEIGHTS

GLASSHOUSE GARDENS
STRATFORD E20

LANTANA HEIGHTS

Towering over the iconic architecture and greenery of the Queen Elizabeth Olympic Park, with the bright lights of London stretching out beyond, this impressive new Stratford development offers a choice of stunning 3 bedroom apartments available through Newham Newshare.

If you're looking to get on the housing ladder, this is an unmissable opportunity to move to a beautifully built new home, offering all you need for modern living. Wall to floor windows maximise natural light while wooden floors, stone worktops, open plan fitted kitchens and contemporary colours create a sense of urban cool. Kitchens feature washer/dryer, fridge/freezer, dishwasher and separate oven/hob while the bathrooms boast thermostatic showers with stylish modern fittings.



Entrance lobby with concierge



Communal gardens



View from Lantana Heights

Truly innovative eco features help keep energy bills to a minimum, helping to maintain comfortable temperatures all year round. There are ample electric and phone sockets for your IT and technology. Every apartment has its own balcony or garden and the entire development is set amongst delightfully landscaped outdoor gardens. Beyond the development itself, the 250 acres of parkland, rivers and canals are open to explore and enjoy.

The park is a great place to have on your doorstep with facilities such as the famous swimming pool now open to the public. The stadium hosts Premiership League football matches and world class sporting events to enjoy and the Arcelor Mittal Orbit slide is fast becoming a notable London attraction.

An impressive address on the doorstep
of the Queen Elizabeth Olympic Park

<< Towards Vauxhall

Towards Canary Wharf >>

Arcelor Mittal
Orbit

London
Aquatic
Centre

The Shard

20 Fenchurch
Street (*Sky Garden*)

Heron
Tower

30
St Mary
Axe
(*The
Gherkin*)

Merchant
Square

St Paul's
Cathedral

Olympic
Stadium

BT
Tower





Queen Elizabeth Olympic Park

THE LEGACY LIVES ON

The London 2012 Games were the beginning of a rejuvenation which has transformed Stratford and the surrounding area into a great place to live and work. You can enjoy the fashionable boutiques and big name stores at Westfield Stratford City shopping centre one day, then explore the enticing restaurants, cafes and bars, of

neighbouring Canary Wharf the next. Stratford has its own famous theatre, a choice of cinema screens and plenty of other entertainment venues to visit in your own time. You'll find great schools and all the amenities you need on your doorstep for everyday living.

Whether you're based locally, or work in the centre of London, you'll find commuting easy with ample transport options available. The trendy bars of Shoreditch are within easy access and world famous venues like the O2 Arena are also close by as well as attractions such as

Tate Modern, Greenwich Park, the London Eye and Covent Garden.



Westfield Stratford City



Queen Elizabeth Olympic Park



Greenwich



Covent Garden

SPECIFICATION

INTERIOR FINISHES

- Timber flooring to hallway, kitchen and living room
- Carpet to all bedrooms
- Painted plasterboard ceilings
- Painted walls
- Painted solid core doors
- Ironmongery
- Painted skirtings and architraves
- Built-in utility cupboards
- Built-in wardrobe to master bedrooms
- Double glazed windows with casement doors to balconies, terraces and gardens
- Washer/dryer

KITCHENS

- Contemporary kitchen
- All appliances Bosch (or similar)
- Stainless steel fronted single oven
- Induction hob with integrated recirculation fan above
- Integrated full-height fridge/freezer
- Integrated stainless steel microwave oven
- Integrated multi-function dishwasher
- Space saving waste and recycling bins

BATHROOMS / EN-SUITES

- Sanitary ware generally as indicated on plan
- White bath with bath panel
- White shower tray with glass screen
- Chrome thermostatic bath/shower mixer with shower head
- White basin with chrome mixer tap
- White dual flush floor mounted WC with concealed cistern
- Wall and floor tiling
- Chrome towel rail to bathrooms

BALCONIES / TERRACES

- Well-proportioned balconies and terraces with glass and metal balustrades
- Decking finish on terraces and balconies
- External light to balconies and terraces

GARDENS TO GROUND FLOOR APARTMENTS

- Well-proportioned front gardens with paving
- Planted hedge to front gardens

HEATING

- Combined heat and power system providing individually metered heat and hot water to each home
- Underfloor heating to living rooms, bathrooms and bedrooms
- Individual thermostatic temperature controls in all main rooms

BUILDING FABRIC

- Reinforced concrete frame and slabs on piled foundations
- Architectural cladding with high performance window system
- Soundproofing of walls and floors separating homes to outperform current Building Regulations
- Environmentally friendly roofs

ELECTRICAL FITTINGS

- Energy efficient recessed ceiling downlighters throughout
- Television (terrestrial and Sky+) points to living room and master bedroom



How NewShare works

You buy your home using a deposit and a mortgage with an additional equity loan from us. Providing you with 100% ownership of your home.

You will have to fund between 25% and 70% of the cost of your home from your deposit and mortgage with the equity loan from us making up the difference. The type of property you want to buy will decide what percentage of the cost you will have to fund via a mortgage and deposit.

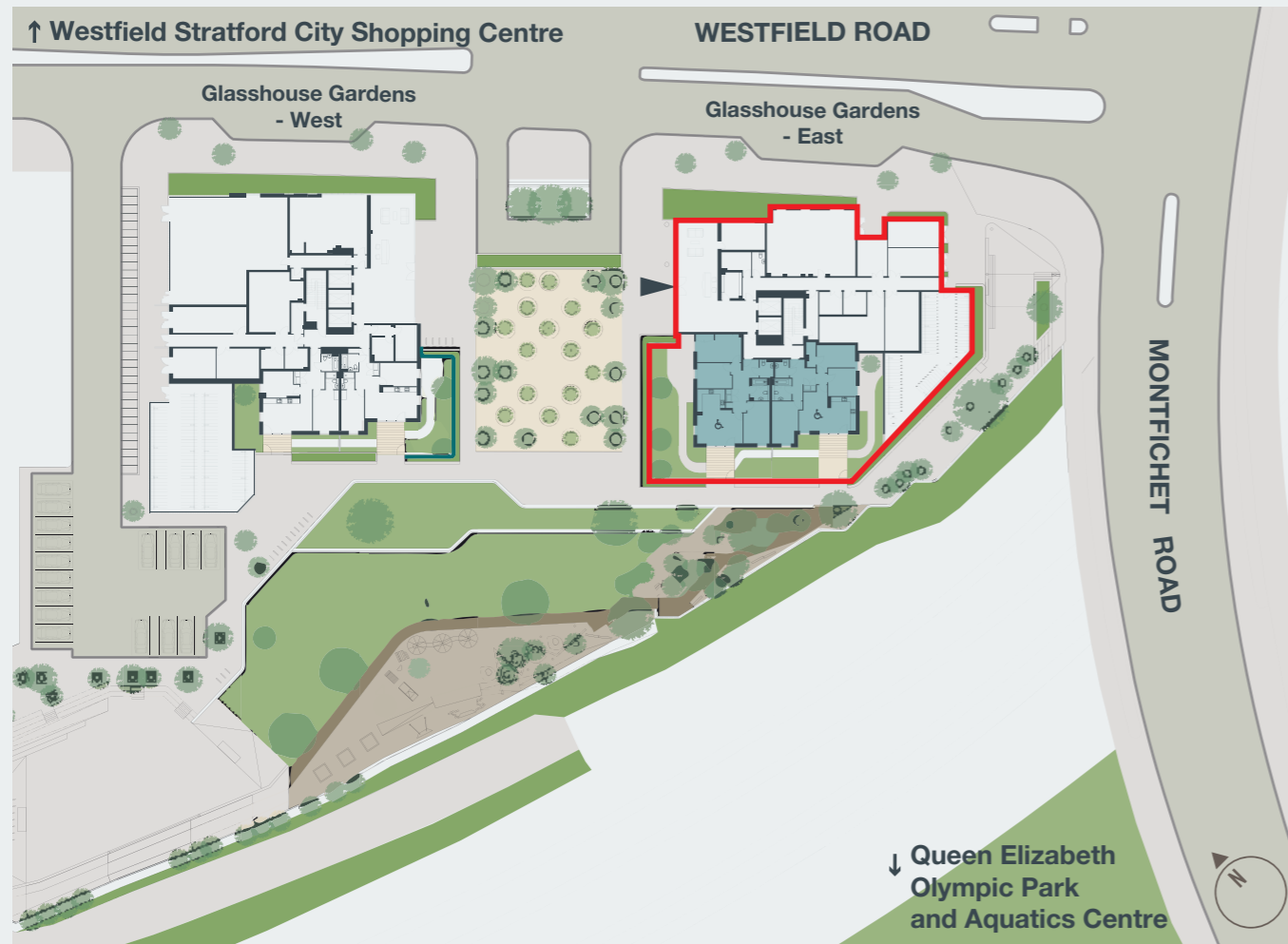
EQUITY LOAN FEE

When you buy your home, you will pay a yearly fee of 1.75% on our equity loan. This increases annually in line with the Retail Price Index plus one percentage point. Your fee will reduce as you pay off the loan.

To find out more visit

www.newham.gov.uk/NewShare
www.site-sales.co.uk/NewShare

SITE PLAN



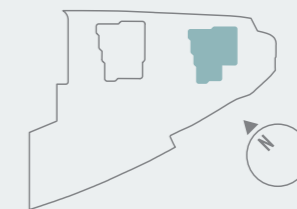
FLOORPLANS

GROUND FLOOR



APARTMENT 001	3 BEDROOMS	
Internal Area	106 sq m	1,141 sq ft
Garden Area	90 sq m	968 sq ft
Living/Dining/Kitchen	6.90m x 4.20m	22' 6" x 13' 6"
Master Bedroom	5.20m x 3.20m	16' 9" x 10' 5"
Bedroom 2	4.70m x 2.80m	15' 0" x 9' 0"
Bedroom 3	3.40m x 3.30m	11' 0" x 11' 0"

APARTMENT 002	3 BEDROOMS	
Internal Area	111 sq m	1,125 sq ft
Garden Area	130 sq m	1,399 sq ft
Living/Dining/Kitchen	6.70m x 5.60m	21' 9" x 18' 2"
Master Bedroom	5.20m x 3.20m	16' 9" x 10' 5"
Bedroom 2	5.60m x 3.40m	18' 0" x 11' 0"
Bedroom 3	4.30m x 3.10m	14' 0" x 10' 0"



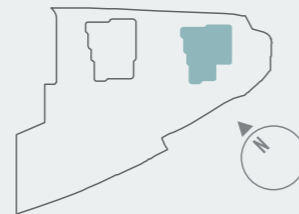
FLOOR PLANS

FIRST FLOOR



APARTMENT 101		
Internal Area	95 sq m	1,023 sq ft
Balcony Area	6 sq m	65 sq ft
Living/Dining/Kitchen	7.40 x 3.30m	24' 2" x 10' 8"
Master Bedroom	4.70 x 2.70m	15' 4" x 9' 0"
Bedroom 2	4.20 x 2.80m	14' 0" x 9' 0"
Bedroom 3	4.20 x 2.80m	14' 0" x 9' 0"

APARTMENT 103		
Internal Area	99 sq m	1,066 sq ft
Balcony Area	6 sq m	65 sq ft
Living/Dining/Kitchen	8.60 x 4.40m	28' 4" x 14' 4"
Master Bedroom	3.90 x 3.10m	12' 6" x 10' 3"
Bedroom 2	4.40 x 2.80m	14' 0" x 9' 0"
Bedroom 3	4.40 x 2.80m	14' 0" x 9' 0"



FLOOR PLANS

FLOORS 2 TO 5



APARTMENTS 202 (2nd), 302 (3rd), 402 (4th) & 502 (5th)		
Internal Area	95 sq m	1,023 sq ft
Balcony Area	6 sq m	65 sq ft
Living/Dining/Kitchen	7.40 x 3.30m	24' 2" x 10' 8"
Master Bedroom	4.70 x 2.70m	15' 4" x 9' 0"
Bedroom 2	4.20 x 2.80m	14' 0" x 9' 0"
Bedroom 3	4.20 x 2.80m	14' 0" x 9' 0"

APARTMENTS 204 (2nd), 304 (3rd), 404 (4th) & 504 (5th)		
Internal Area	97 sq m	1,044 sq ft
Balcony Area	6 sq m	65 sq ft
Living/Dining/Kitchen	9.10 x 3.50m	29' 8" x 11' 6"
Master Bedroom	3.90 x 3.10m	12' 6" x 10' 3"
Bedroom 2	4.60 x 2.80m	15' 0" x 9' 0"
Bedroom 3	4.40 x 2.80m	14' 0" x 9' 0"

APARTMENTS 205 (2nd), 305 (3rd), 405 (4th) & 505 (5th)		
Internal Area	96 sq m	1,033 sq ft
Balcony Area	6 sq m	65 sq ft
Living/Dining/Kitchen	6.00 x 5.90m	19' 5" x 19' 2"
Master Bedroom	4.50 x 3.20m	14' 7" x 10' 4"
Bedroom 2	4.30 x 2.80m	14' 0" x 9' 0"
Bedroom 3	4.30 x 2.80m	14' 0" x 9' 0"

APARTMENTS 206 (2nd), 306 (3rd), 406 (4th) & 506 (5th)		
Internal Area	96 sq m	1,033 sq ft
Balcony Area	6 sq m	65 sq ft
Living/Dining/Kitchen	7.20 x 5.60m	23' 7" x 18' 5"
Master Bedroom	4.90 x 2.80m	16' 1" x 9' 0"
Bedroom 2	4.40 x 2.80m	14' 0" x 9' 0"
Bedroom 3	3.70 x 3.30m	12' 0" x 11' 0"



TRAVEL MADE EASY

Stratford is a well connected travel hub and the local station offers access to the Central and Jubilee Lines, Docklands Light Railway, Overground trains and National Rail, with Crossrail opening in the near future, providing you with further travel options.

Areas such as the Docklands, City and West End can be easily reached for work and pleasure. There are ample bus services too, while the close proximity of the Eurostar terminal at King's Cross and London City Airport, means that you are ideally placed for a weekend break or a business flight.

Driving from Stratford, the A10, A11 and A12 link you to the North Circular, M11 and M25. You couldn't be better connected.

Liverpool Street	9 mins	🚇
Canary Wharf	11 mins	🚇
Waterloo (South Bank)	18 mins	🚇
King's Cross		🚇
St Pancras International	7 mins	🚇
London Bridge	15 mins	🚇
Victoria	26 mins	🚇
Oxford Circus (West End)	19 mins	🚇
Paddington	31 mins	🚇
Covent Garden	24 mins	🚇
Piccadilly Circus	24 mins	🚇
Trafalgar Square	24 mins	🚇

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Lantana Heights, Glasshouse Gardens, Stratford, London E20

The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to Newham Council's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes only and are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finished finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. This information does not constitute a contract, or warranty. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Lantana Heights is a marketing name and may not necessarily form part of the approved postal address. All information is believed to be correct at the time of print. (May 2017).



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