



walter court
disraeli road e7 9jw



1, 2 & 3
bedrooms



bosch
appliances



stunning
interior design



extensive
views



chrome fixtures
throughout



close to excellent
education facilities

WALTER COURT

*one, two, & three bedroom apartments available,
guide prices range from: £335,000 - £575,000*

discover modern city living in this boutique, design lead development of walter court, e7. walter court is a meticulously designed development in forest gate, which is close to both open green spaces, and the hustle and bustle of the capital.



description

this stunning residence consists of just 7, spacious one, two and three bedroom well-appointed apartments, which each boast the luxury of private outdoor space, with extensive views on the upper floors, in addition to the convenience of local amenities on its doorstep.

whichever apartment is the one for you, you'll enjoy a bright, spacious home that's easy to live in and love.



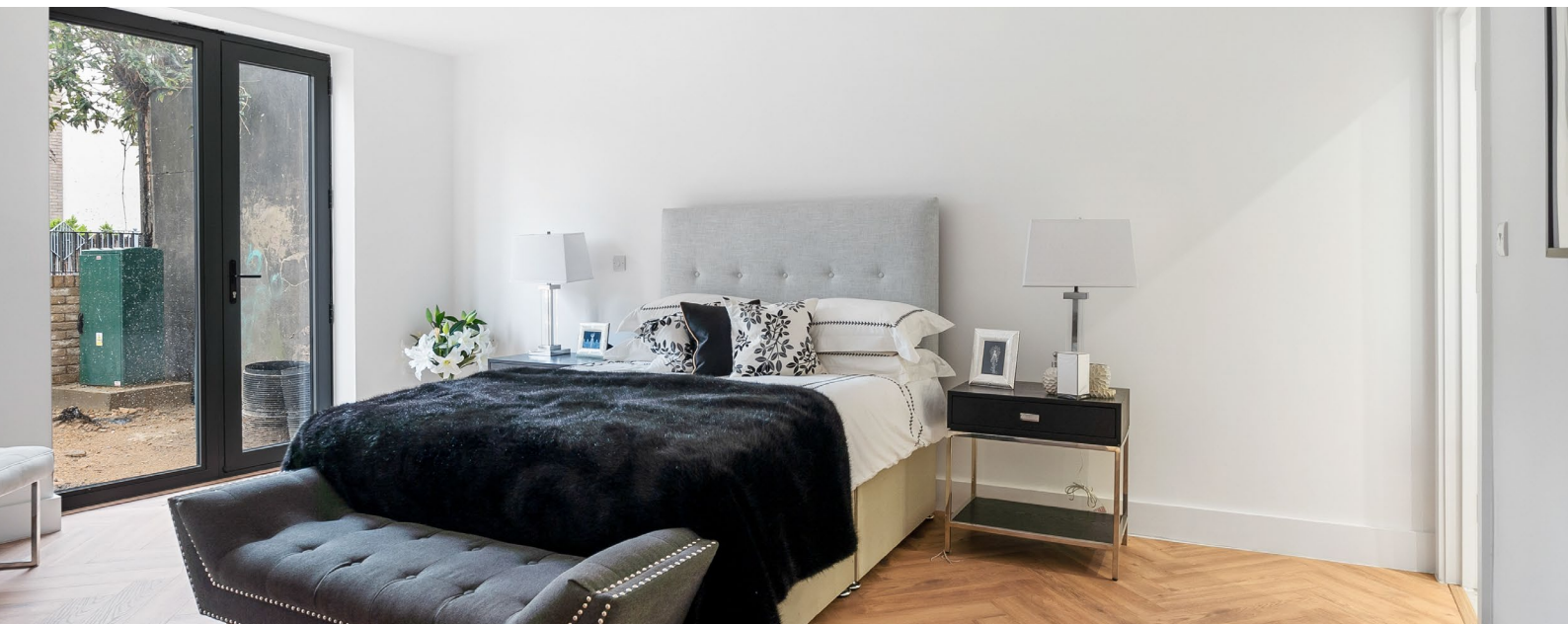
while full-height windows allow natural light to flood into the open-plan living areas, the kitchens are equipped with a full range of modern appliances that make cooking and entertaining a real pleasure.

in addition to the fully integrated appliances, the kitchens are handleless with soft-close doors, matching worktops and upstands, stainless steel bowl sinks and chrome taps. contemporary bathrooms and en-suites, complete with stylish fittings in white and chrome, are finished with attractive ceramic wall and floor tiling.



all of the homes have a private balcony or terrace - perfect for soaking up the sunshine and enjoying breath-taking views of london.

with the value of 999 year leases, minimal service charges and the prospect of the share of freehold on completion, these homes provide great prospects to couple modern living lifestyle with affordability. the curb appeal is huge with walter courts' light mix of stunning brickwork and blended aluminium accents.



lease details

build warranty: icw (10 years)
lease term: 999 years

service charge: tbc
ground rent: £0.00

apartment number one

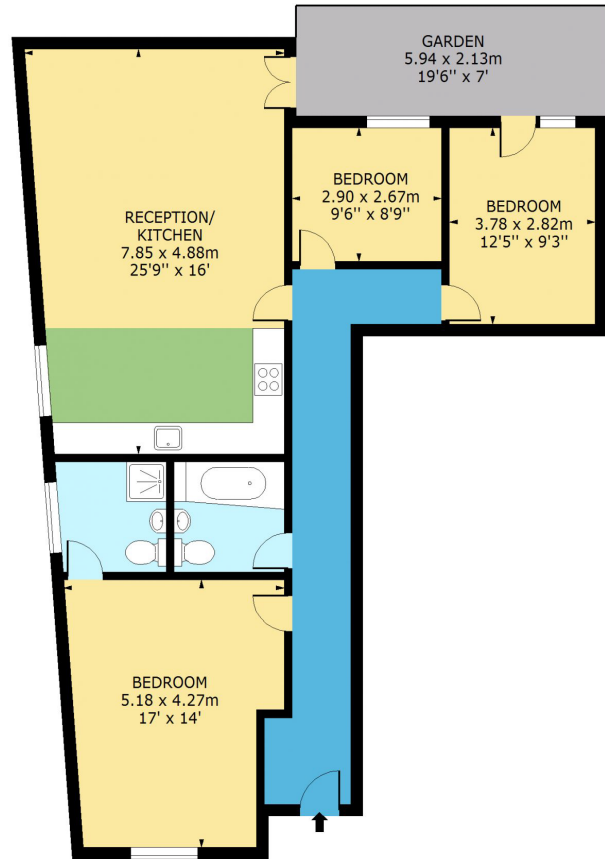
approximate gross internal floor area:
1113 sq ft / 103.4 sq m

(ground floor apartment)

the three bedroom apartment is priced at:
£575,000



this plan is for layout purposes only. not drawn to scale unless stated. window and door opening 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.



apartment number five

approximate gross internal floor area:
591 sq ft / 54.9 sq m (excluding terrace)

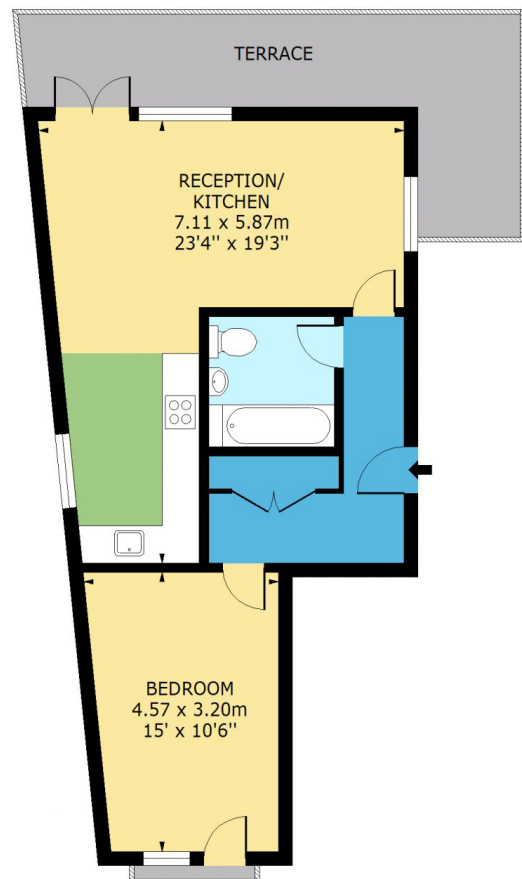
approximate gross internal floor area:
763 sq ft / 70.88 sq m (including terrace)

(second floor apartment)

one bedroom apartments range from:
£335,000 - £365,000



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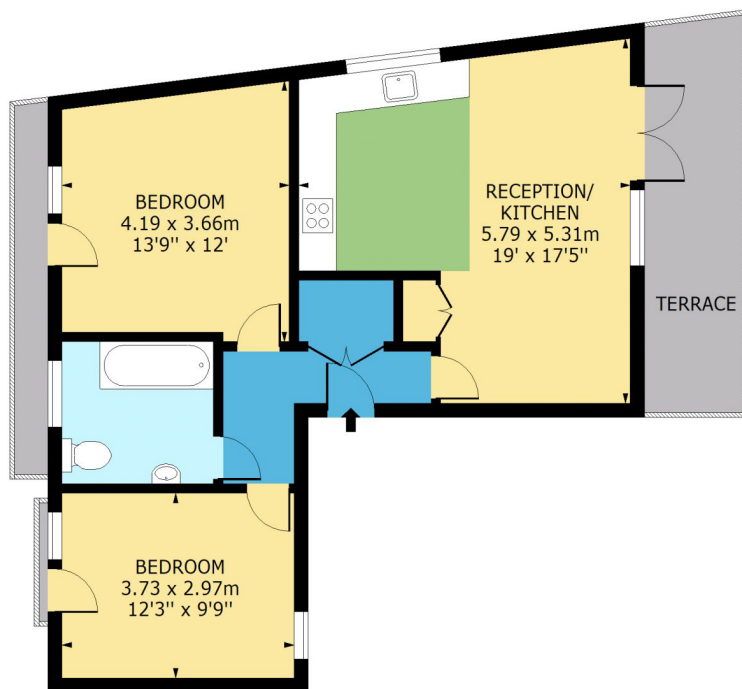
apartment number seven

approximate gross internal floor area:
699 sq ft / 64.94 sq m (excluding terrace)

approximate gross internal floor area:
808 sq ft / 75.07 sq m (including terrace)

(third floor apartment)

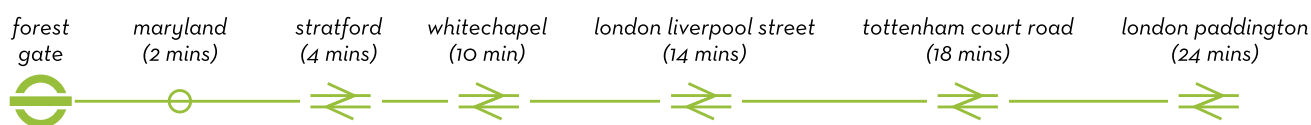
two bedroom apartments range from:
£450,000 - £500,000



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transportation near walter court

forest gate station (elizabeth line) is 0.4 miles away with direct access to london liverpool street in under 15 minutes.



the elizabeth line is a high-frequency hybrid urban-suburban rail service in london and its suburbs.

it runs services on dedicated infrastructure in central london between london paddington and abbey wood; along the great western main line from london paddington to reading and heathrow airport in the west; and along the

great eastern main line between liverpool street and shenfield in the east.

the service is named after queen elizabeth ii, who officially opened the line on 17 may 2022 during her platinum jubilee year; passenger services started on 24 may 2022.

location

the development is positioned within forest gate benefiting from great connectivity & much more for first time buyers to young families. in addition, with strong capital growth prospects in e7, it also lends the chance for investors to buy a low risk, high reward investment.

getting around is easy. forest gate overground is just an 8 minute walk away, with upton park underground being just an 8 minute drive away - so you can quickly reach london's glittering west end, as well as bank and liverpool street at the heart of the city's iconic financial district...and if work or pleasure means you need to travel to other parts of the uk or overseas, that's no problem either.

the a12 and a406 are both close by which offer a wealth of options to travel in and out of the capital.

london city airport is also accessible in under a 20 minute car journey, with london stanstead being reached by car in around half an hour.

if you're raising a family, education is bound to be a consideration. you'll find a range of high-performing schools for all ages near e7, with numerous rated 'outstanding' or 'good' by ofsted.

some local examples are the likes of colegrave primary school or sarah bonnell school, which are both nearby and if rated today, would be deemed 'outstanding' by ofsted.

education near by

primary schools:

- 🏫 earlham primary school
(ofsted rated good) 0.3 miles away
- 🏫 park primary school
(ofsted rated good) 0.5 miles away
- 🏫 elmhurst primary school
(ofsted rated outstanding) 0.8 miles away

secondary schools:

- 🏫 forest gate community school
(ofsted rated outstanding) 0.4 miles away
- 🏫 stratford school academy
(ofsted rated good) 0.6 miles away
- 🏫 buxton school
(ofsted rated good) 1.0 miles away

overview

bathrooms/showers

- rak - wall hung toilet with built in cisterns.
- rak - wall hung resort vanity unit matt white & basin.
- rak - bathtub.
- grohe - bath filler, basin mixer & shower thermostat.
- rak - lounge light grey porcelain tiles.

kitchens

- german hacker kitchen
- 20mm stone worktop carrara style
- bosch appliances
- blanco kitchen mixer & undermounted sink
- valiant boiler

flooring & doors

- krono swiss trevino oak laminate herringbone flooring
- white panel doors

windows

- aluminium framed

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1

dedicated whatsapp group for effective sales progression

2

low fall through rate (just 6.5%) compared to a national average of over 35%

3

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4

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5

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