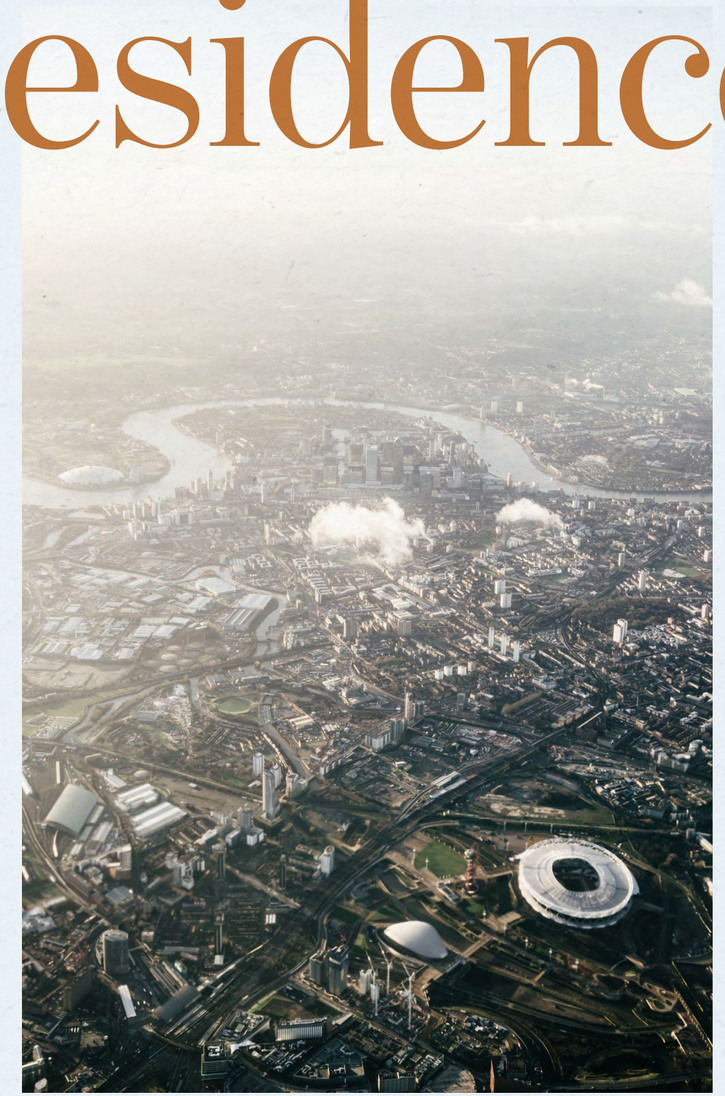
Stratford

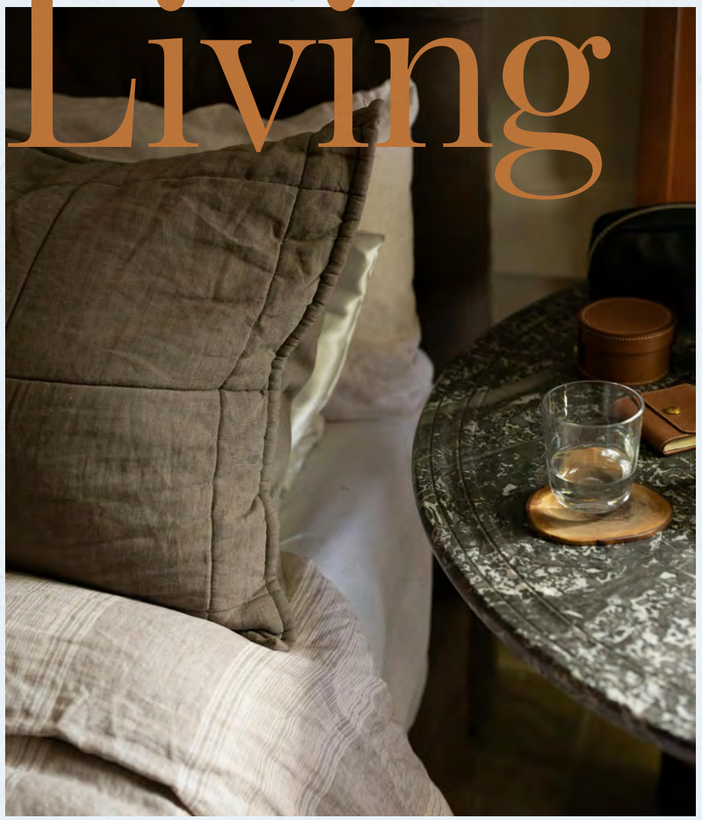
THE GROVE

RESIDENCE

The Grove Residence



Boutique Living



Contemporary City Living in London’s Fastest Growing Hub

The Grove Residence is a boutique collection of ten thoughtfully designed apartments in the heart of Stratford, E15. Each home blends modern comfort with exceptional craftsmanship and stylish, contemporary architecture, offering an outstanding lifestyle in one of London’s fastest-growing urban areas.



Life in Stratford



Located in the London Borough of Newham, The Grove Residence sits in the centre of Stratford on The Grove, close to Broadway and Great Eastern Road.

The area offers an abundance of local amenities, with Stratford Shopping Centre just behind the property and Westfield Stratford City less than a mile away. Both provide a lively mix of shops, restaurants, cafés and bars, creating a vibrant setting to enjoy every day.



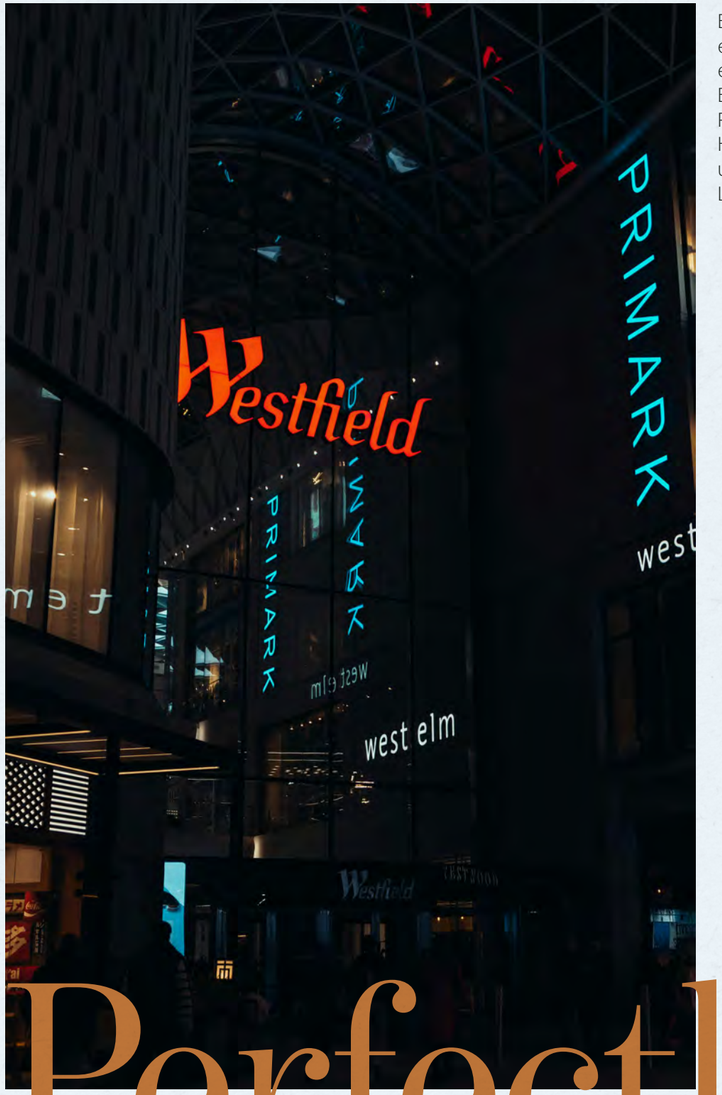
Stratford has become one of East London's most sought-after places to live and work, attracting both young professionals and families drawn to its energy, connectivity and growing sense of community.

Stratford offers a wealth of places to unwind and explore. Nearby, you'll find a cinema, bowling alley, market and children's play areas, while the Stratford Cultural Quarter brings together a theatre, picture house and arts centre just behind the site.

For time outdoors, Queen Elizabeth Olympic Park and West Ham Park are both within easy reach, offering open green space and leisure amenities close to home.




Queen Elizabeth Park
Olympic Stadium
Westfield Stratford
Aquatics Centre
Stratford Station
THE GROVE
RESIDENCE



Enjoy exceptional access to shopping, entertainment and leisure, all within easy reach. Spend weekends at Queen Elizabeth Olympic Park or the Theatre Royal, discover the creative energy of Hackney Wick, and live close to leading universities including Birkbeck, UEL and Loughborough University.

Perfectly Placed



Strategic Investment Zone

Stratford is alive with independent cafés, restaurants and creative venues, alongside landmark cultural destinations. This forward-looking neighbourhood continues to attract investment, bringing energy and opportunity to the area.

Cultural & Academic Hub

Located within Newham's Strategic Site S05, Stratford sits at the centre of ongoing regeneration and investment. With world-class universities and cultural institutions close by, it offers lasting value for residents and investors alike.





Stratford Reinvented

Once home to the 2012 Olympic Games, Stratford has evolved into one of London's most dynamic centres for culture, commerce and connectivity. Today it stands as a destination for modern living, where innovation and community shape daily life.

City Links



Stratford Main Stations

Stratford provides exceptional connectivity across the capital and beyond, with the city's highest transport rating (PTAL 6b) ensuring effortless travel from the moment you step outside.

Stratford International Station

Within a short walk, Stratford International connects directly to major transport networks. Ideal for professionals and commuters, it provides quick access to the City, Canary Wharf and destinations across the capital.

Stratford Station:
500m (Central, Jubilee, DLR, Overground)

Maryland Station
320m (Elizabeth Line)

Stratford International:
0.7 miles

Elizabeth Line Journey Times

Canary Wharf
8 minutes

Heathrow
44 minutes

Liverpool Street
7 minutes

Bond Street
15 minutes



Crafted Quality



Each apartment has been thoughtfully designed to maximise space, natural light and comfort, creating a calm retreat from the energy of city life.

Every detail has been carefully considered, from the choice of materials to the balance of proportions, ensuring a sense of harmony throughout.

Generous windows frame the surrounding skyline and fill the interiors with daylight, while the open-plan layout invites a natural flow between living, dining and kitchen spaces. The result is a home that feels both refined and welcoming - a place to unwind, entertain and truly belong.

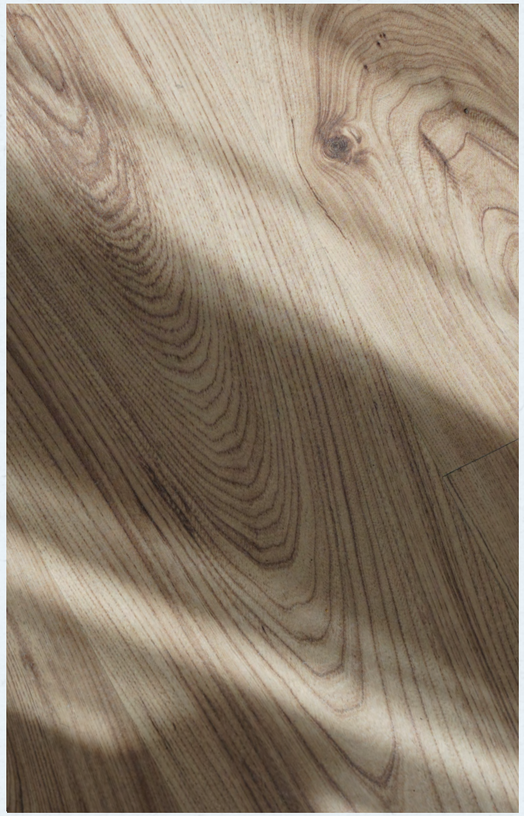


Signature Apartment

Open-plan living combines engineered oak floors with full-height double-glazed windows. Enjoy a seamless transition between lounge, kitchen and private balcony, designed with both style and ease in mind.

Interior Features

- Open-plan living with engineered oak flooring
- Floor-to-ceiling double-glazed windows
- Italian-designed kitchen cabinetry with stone worktops
- Integrated Bosch or Siemens appliances
- Private balcony or terrace to every apartment
- Lift access and secure entry system





Premium Details

General Features

Each home benefits from engineered oak flooring, underfloor heating, and video entry systems, alongside lift access and private outdoor space. Together, these features bring a refined sense of ease and comfort to daily living.



Bathrooms

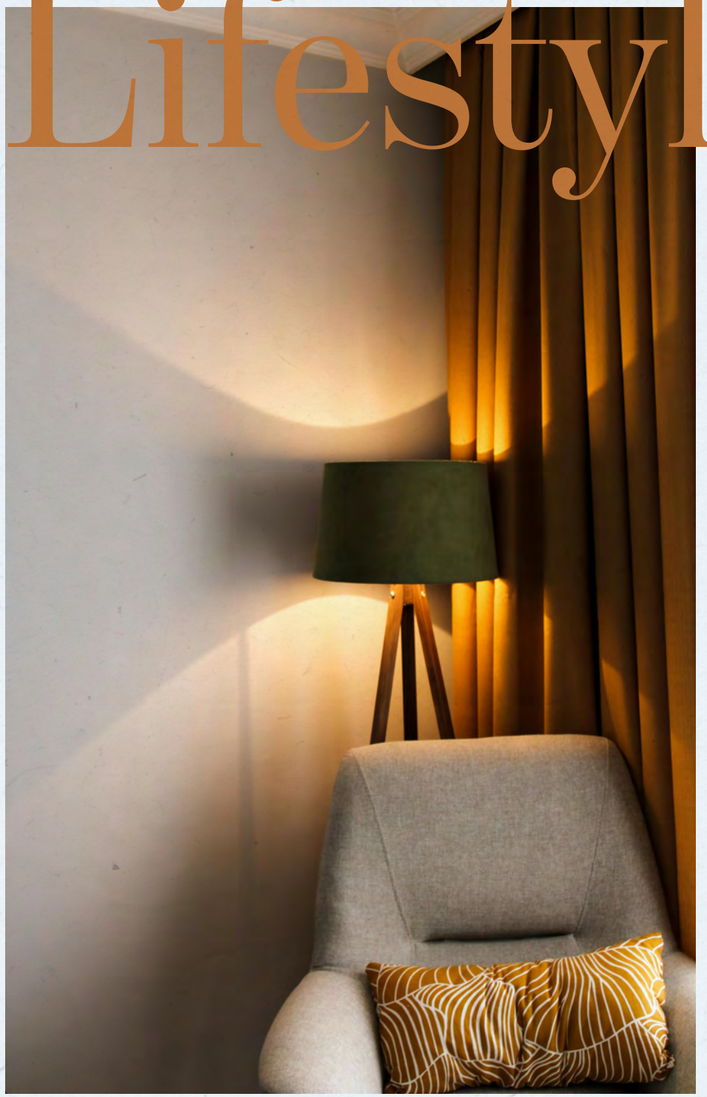
Bathrooms are designed as calm, spa-like modern retreats. Contemporary tiling, rainfall showers, bespoke mirrors, heated towel rails, and concealed cisterns create a clean and restful space for everyday indulgence.



Kitchen

Sleek Italian cabinetry in a smooth gloss finish pairs with quartz stone worktops and integrated Bosch or Siemens appliances. Chrome fittings complete the look, creating a contemporary kitchen designed for home chefs who appreciate both style and performance.

The Grove Lifestyle



Experience exclusive resident benefits, designed for comfort, convenience, and an active urban lifestyle in Stratford's most desirable development.



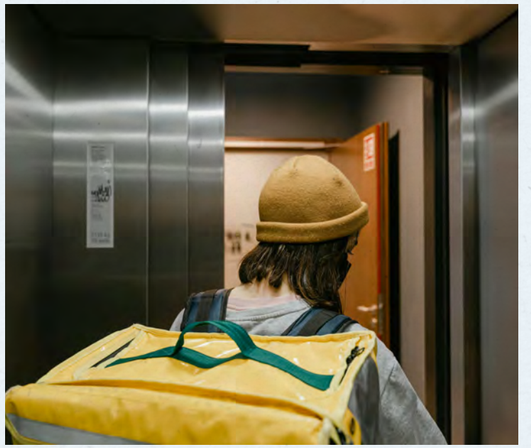
Outdoor Living

- Private balcony or terrace to every home
- Space designed for relaxing or entertaining
- Secure cycle storage for residents



Modern Conveniences

- High-quality construction across all homes
- Efficient heating
- Contemporary interiors with a focus on light and flow



Comfort and Access

- Lift access to every apartment
- Step-free design throughout the building
- Video entry system for added peace of mind

Investment Highlights



The Grove Residence presents a rare opportunity to invest in a boutique development within Stratford, one of London's most exciting regeneration areas. With just ten exclusive apartments, each combining exceptional design with superb transport links and enduring rental appeal, this is a location with both immediate lifestyle value and lasting investment potential in one of the city's fastest-rising districts.



Floorplan Collection

8 & 10

Total Internal Area

53.2 m²

572.6 ft²

N



1 Bedroom Apartment

Kitchen/Lounge	6.05m x 4.47m	19'10" x 14'7"
Bedroom	4.49m x 4.19m	14'8" x 13'8"

Key

Cyl	Cylinder
- - - - - - -	Ceiling height 2500 - 2575 mm

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

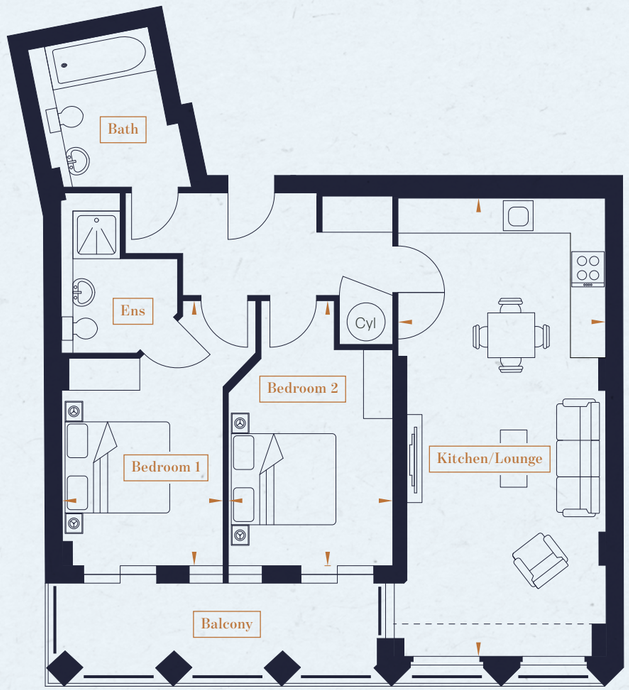
1, 3 & 5

Total Internal Area

71.4 m²

768.5 ft²

N



2 Bedroom Apartment

Kitchen/Lounge	7.87m x 3.56m	25'9" x 11'8"
Bedroom 1	4.55m x 2.77m	14'11" x 9'1"
Bedroom 2	4.55m x 2.82m	14'11" x 9'3"

Key

Cyl	Cylinder
- - - - - - -	Ceiling height 2500 - 2575 mm

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2, 4 & 6

Total Internal Area

61.0 m²

656.6 ft²

N



2 Bedroom Apartment

Kitchen/Lounge	6.26m x 4.34m	20'6" x 14'2"
Bedroom 1	3.57m x 3.21m	11'8" x 10'6"
Bedroom 2	4.47m x 3.00m	14'7" x 9'10"

Key

Cyl	Cylinder
- - - - - - -	Ceiling height 2500 - 2575 mm

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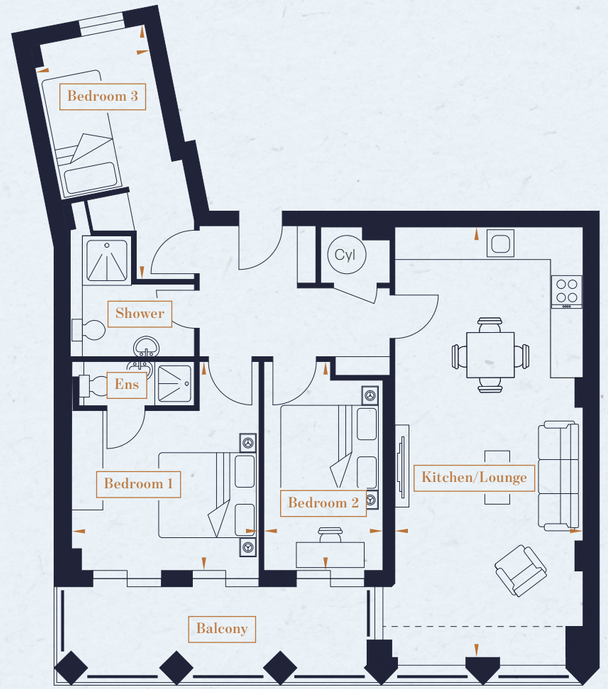
7 & 9

Total Internal Area

74.0 m²

796.5 ft²

N



3 Bedroom Apartment

Kitchen/Lounge	7.93m x 3.47m	26'0" x 11'4"
Bedroom 1	3.85m x 3.40m	12'7" x 11'1"
Bedroom 2	3.85m x 2.19m	12'7" x 7'2"
Bedroom 3	4.70m x 2.14m	15'5" x 7'0"

Key

Cyl	Cylinder
- - - - - - -	Ceiling height 2500 - 2575 mm

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Price List



At The Grove Residence, every home combines thoughtful design with enduring quality. With just ten exclusive apartments available, each offers a refined balance of comfort, craftsmanship and value in the heart of Stratford.

Apartments are priced from £400,000, with a boutique mix of one, two and three-bedroom homes arranged across five floors. Each residence features private outdoor space, generous proportions and a high-quality specification throughout, reflecting the exceptional standard of this contemporary development.

Apt No	Bedrooms	Bathrooms	Flat (m^2)	Flat (ft^2)	Patio area (m^2)	Patio area (ft^2)	Price (from)
8, 10	1	1	53.2	573	6	65	£400,000
2, 4, 6	2	1	61	657	6	65	£450,000
1, 3, 5	2	2	71.4	769	8.3	89	£530,000
7, 9	3	2	74	797	8.3	89	£560,000





Finishing Touches

General

- Engineered oak wood flooring
- Designer vertical radiators
- Floor to ceiling aluminium windows
- Spotlights to ceilings
- Smoke alarm/smoke detector
- Sprinkler system
- FDA 60 fire doors
- BT Openreach fibre connection
- TV points to all rooms
- Entryphone system
- Centralised ventilation system
- Electric boiler
- Hot water tank
- Composite ash decking to balconies



Kitchen

- Designer Italian handle-less kitchen
- Quartz worktop
- Quartz backsplash
- Integrated fridge/freezer
- Integrated washer/dryer
- Integrated dishwasher
- Bosch built in Oven
- Bosch electric induction hob
- Bosch microwave
- Bosch re-circulating extractor fan

Bathroom

- Porcelain floor tiles
- Ceramic metro wall tiles
- Villeroy & Boch wall hung toilet
- Concealed cistern
- Villeroy & Boch wall hung basin and cabinet
- Villeroy & Boch thermostatic shower bath mixer
- Villeroy & Boch bath
- Villeroy & Boch taps
- Folding shower screen to bath
- Chrome towel rails

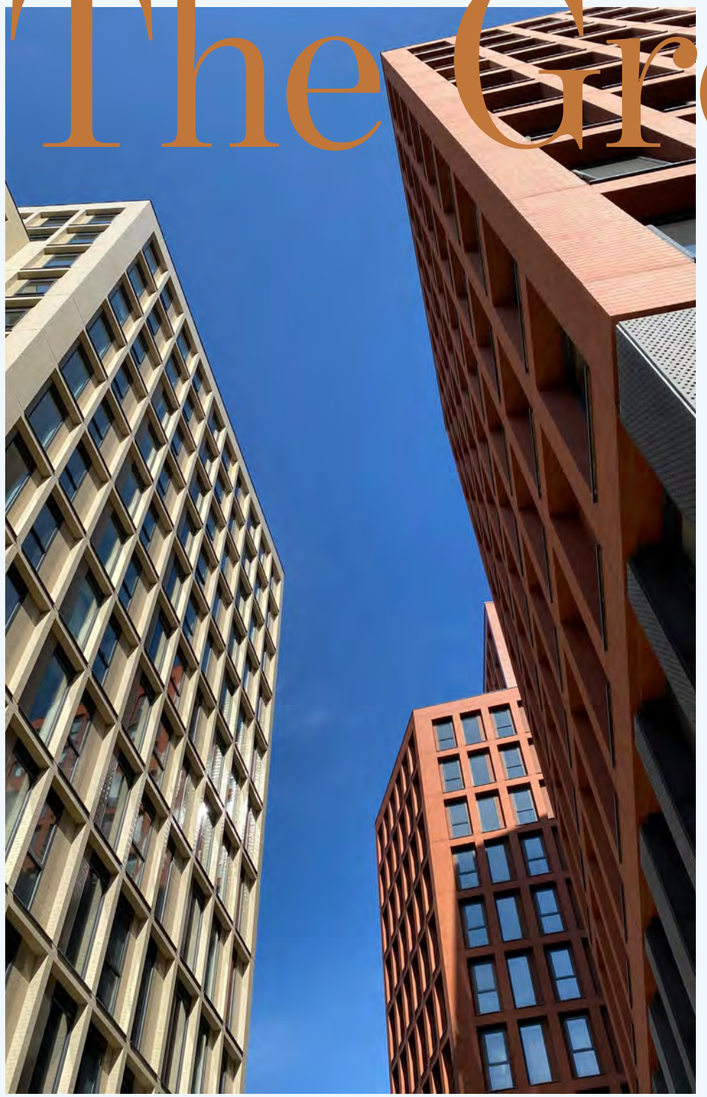




Building

- Solar panels to roof
- Bike racks
- Entryphone system
- Parcel box

Behind The Grove



Arrange a private viewing and our dedicated sales specialists are on hand to arrange private viewings and answer any questions as you explore your new home in Stratford.

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You can connect with us online, by phone or in person at our on-site marketing suite for personalised advice. Flexible viewing times and reservation incentives are available, helping you take the next step with confidence and ease.

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