



HUNTERS[®]
HERE TO GET *you* THERE

Lyall House, Shipbuilding Way, London | Asking Price £400,000
Call us today on 0207 474 2345



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Welcome to Lyall House, a stunning luxury apartment located on the 9th floor of a remarkable development on Shipbuilding Way, London. This purpose-built flat, completed in 2018, offers a modern and sophisticated living experience, perfect for those seeking both comfort and style.

Spanning an impressive 861 square feet, this apartment features two bright and spacious bedrooms, each thoughtfully designed to provide a serene retreat. The two well-appointed bathrooms ensure convenience and privacy for residents and guests alike. The open-plan kitchen and living room create a seamless flow, ideal for entertaining or simply enjoying a quiet evening at home.

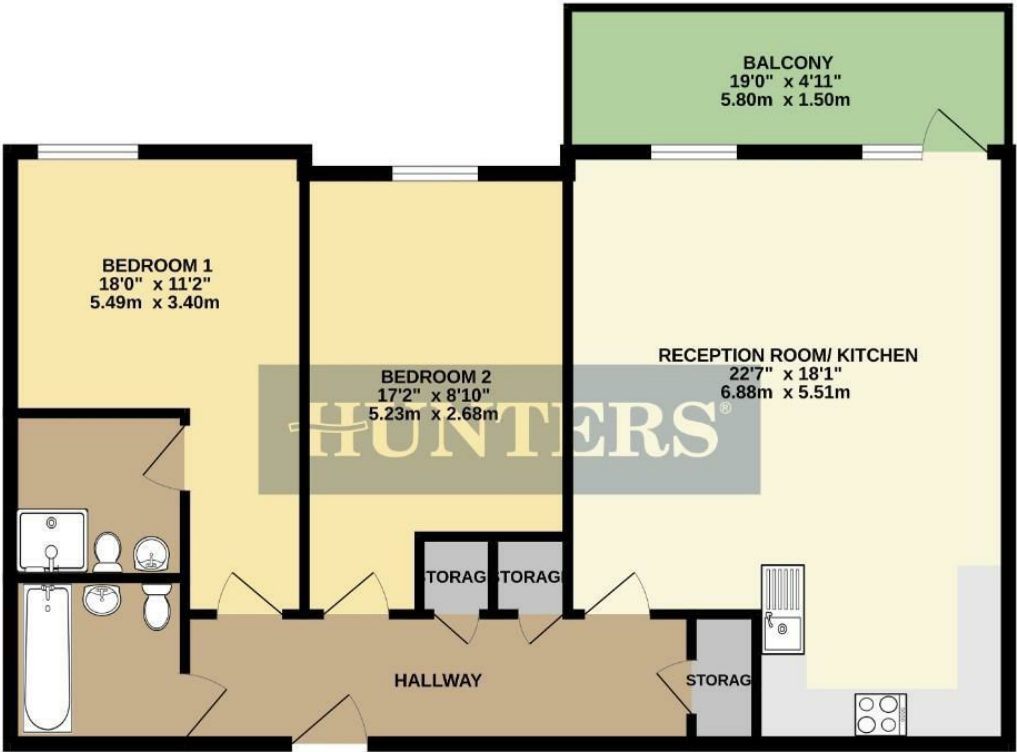
One of the standout features of this property is the large private balcony, where you can unwind and take in the views of the surrounding area. Whether you wish to enjoy a morning coffee or an evening glass of wine, this outdoor space is perfect for relaxation.

Residents of Lyall House also benefit from excellent on-site amenities, including a well-equipped gym, allowing you to maintain an active lifestyle without leaving the comfort of your home. Additionally, the property includes private underground car parking, providing both security and convenience for your vehicle.

This apartment is not just a home; it is a lifestyle choice, offering a blend of luxury, comfort, and modern living in one of London's most sought-after locations. Don't miss the opportunity to make this exceptional property your own.




NINTH FLOOR



LYALL HOUSE

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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex 5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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