

8th Floor

Total Area: 74.2 m² ... 798 ft²
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
22'2" x 13'7"

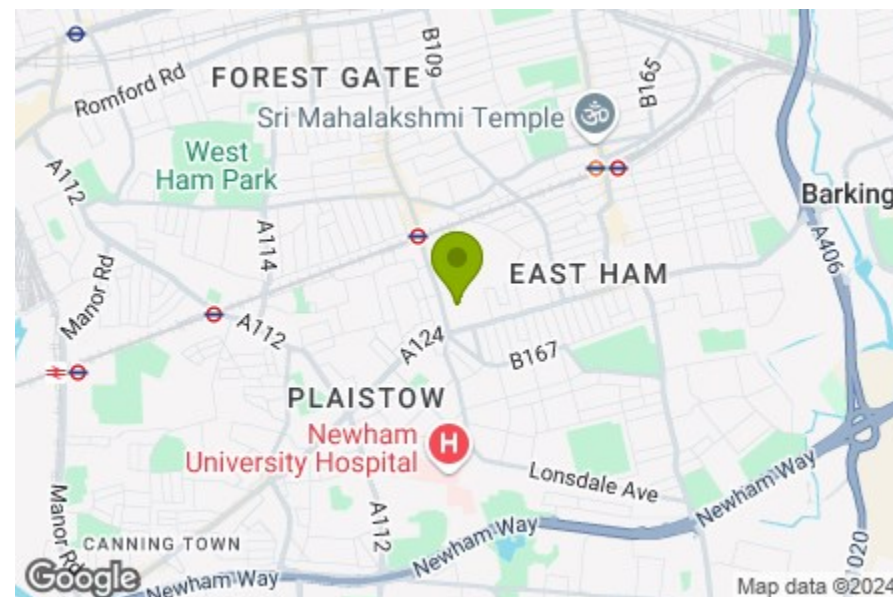
Bedroom
11'6" x 11'1"

Bedroom
15'2" x 9'0"

Ensuite
6'10" x 5'0"

Bathroom
6'10" x 6'7"

Balcony



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

SHIPBUILDING WAY, UPTON PARK Offers In Excess Of £395,000 Leasehold 2 Bed Apartment



Features:

- Two Double Bedroom Apartment
- Large Open Plan Reception
- Bespoke Cabinetry to the Reception
- Stunning West Facing Balcony for Sunsets
- Residents' Gym
- Turnkey Property
- Close to Upton Park Station
- Secure Off Street Parking Space

A sleekly appointed, two bedroom, two bathroom, balcony apartment. Sat on the eighth floor of a smart designer development just a short stroll from Upton Park tube. With widescreen sunset views, everything's immaculate inside and out.

Among the features and benefits of your new home is underground parking and a fully featured on site gym.

REQUEST A VIEWING
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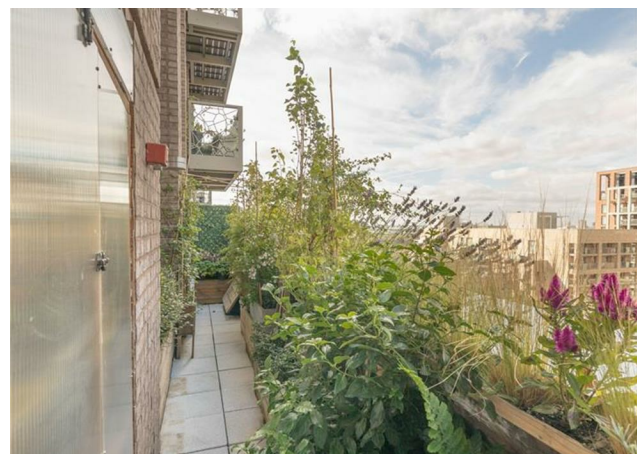
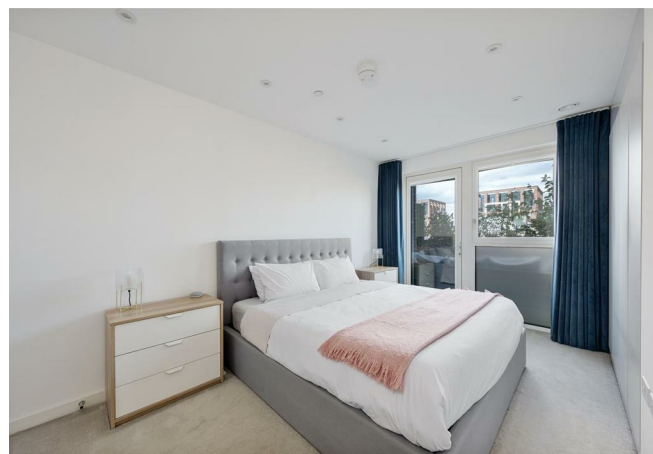
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IF YOU LIVED HERE...

You'll have a wealth of space and light from the very start, with your broad hallway home to plenty of extra storage. Always a welcome addition to London apartment living. Your open plan kitchen and reception comes in at 280 square feet, with a generous bespoke storage suite artfully installed in the lounge, while your kitchen's decked out in smooth matt grey cabinets and chunky white worktops.

Natural light flows in from the balcony, a superb outdoor solace running the entire width of your new home, bursting with thriving greenery and soaked in evening sunlight. Your principal bedroom's a 140 square foot double with seamless integrated storage and a pristine en suite shower room. Next door bedroom two's another double, with balcony views, while your family bathroom is finished in more smoky grey, large format tilework.

Outside, and you have a range of green spaces within easy walking distance. Central Park is just a half mile away on foot, home to a

cafe, playgrounds and tennis courts, and ideal for morning runs. Plashet Park, Plaistow Park and famous West Ham Park are all also within easy reach. Whenever you want to venture further afield, Upton Park tube is less than ten minutes away on foot, for the District and Hammersmith & City tube lines, and direct twenty minute runs to Liverpool Street.

WHAT ELSE?

- Your new local is The Boleyn Tavern, a historic Victorian Public House, immaculately restored to it's original glory with seven bars and an impressive range of food and drink. Just four minutes around the corner.
- As noted you have private parking, and drivers can be on the arterial North Circular in less than ten minutes.
- Your new home sits among elegantly arranged, landscaped grounds. Great for stretching your legs or getting to know the neighbours.



A WORD FROM THE OWNER...

"When we first moved into our family home at Upton Gardens over six years ago, we knew it was the perfect place to start this chapter of our lives. The abundance of green spaces for leisurely walks, the nearby Greenway for weekend cycling, and the convenient connections to Central London have all made living here perfect for us.

One of the standout features of our flat is the abundant natural light that floods the space throughout the day, creating a warm and inviting atmosphere. The expansive private terrace has been our personal sanctuary, a green oasis where we unwind after a busy day. We've also put a lot of thought into maximising the practical living space, with clever storage solutions integrated throughout the flat. The kitchen boasts a double pantry, both bedrooms have built-in wardrobes, and the living room offers extensive storage to keep everything tidy and organised. As tech enthusiasts, we added Google Assistant-operated smart lights to enhance convenience and ambiance. We hope you'll appreciate these thoughtful enhancements and the special touches we've added to make this flat a comfortable and modern home."

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