



Kitchen / Dining / Reception Room
17'11" x 28'6"

Balcony
39'4" x 6'6"

Bedroom
9'10" x 21'5"

Bedroom
10'5" x 21'5"

Ensuite
6'9" x 5'1"

Bathroom
8'0" x 8'11"



IRONWORKS WAY, UPTON PARK

Offers In Excess Of £475,000 Leasehold

2 Bed Apartment



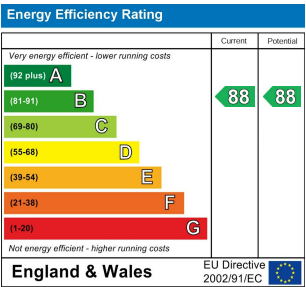
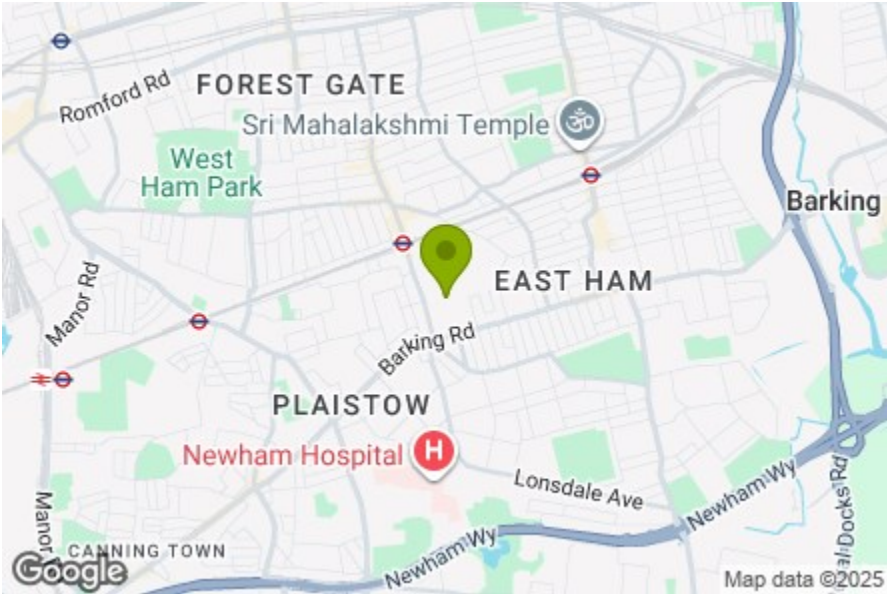
Features:

- Two Bedroom Apartment
- Sixth Floor
- En-Suite To Master Bedroom
- Large Private Balcony
- Floor To Ceiling Windows
- Plenty Of Storage
- Residents Gym
- Communal Gardens
- Close To Upton Park Station

Part of the sought-after Upton Gardens development, this spacious sixth-floor apartment (a generous 1,137 sq ft) offers two bright bedrooms, two bathrooms and an impressive open-plan kitchen/living space that opens onto a huge private balcony. Residents enjoy lift access, concierge service, a well-equipped gym and beautifully landscaped communal gardens. Set in vibrant E13, the location is as convenient as it is lively: Upton Park station is just a six-minute walk, while Forest Gate and the Elizabeth line are 1.3 miles away, whisking you into the West End in record time.

REQUEST A VIEWING

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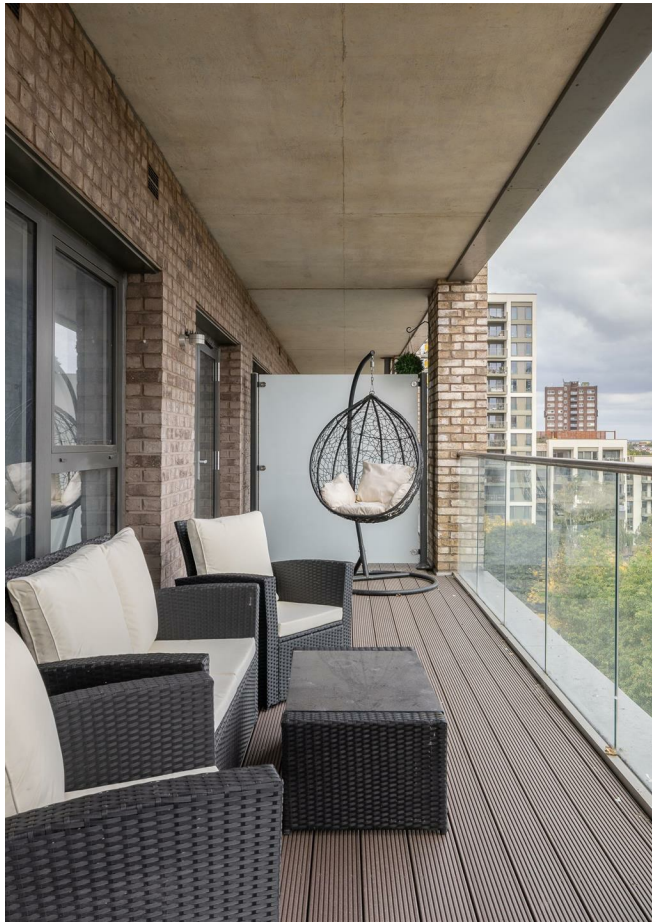
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IF YOU LIVED HERE...

A hidden gem on London's eastern edge, Plaistow balances green space and connectivity with ease. Hackney Marshes and Wanstead Flats are close by for weekend walks, while Stratford International offers fast links across central and south London, plus easy routes out via the North Circular.

The entire apartment block has been designed with modern living in mind, so you'll quickly come to appreciate luxuries such as the concierge service and on-site gym. In the summer, the communal gardens and roof terrace offer additional outdoor spaces to enjoy and socialise with your neighbours. The apartment also benefits from improved energy efficiency, so you'll rarely use the heating even in the winter months.

Behind a secure entrance, this apartment feels instantly calm and welcoming, with an impressive amount of built-in cupboards in the wide hallway to greet you. Hardwearing walnut engineered wood flooring runs throughout, setting a warm tone from the moment you step inside.

The hub of the home is the open-plan kitchen and reception room, where large floor-to-ceiling East-facing windows flood the room with light well into the afternoon. The kitchen sits smartly along the back wall with grey cabinetry, white quartz worktops, and integrated appliances for a clean, streamlined finish. A glazed door opens onto a

private, sheltered balcony stretching the full width of your new home, a generous 27 feet of usable year-round outdoor space thanks to its sheltered aspect, wooden decking, characterful brick feature wall and glass balustrade for uninterrupted views.

The two double bedrooms are equally as impressive: spacious, plushly carpeted and filled with natural light. The principal benefits from an ensuite with a shower and direct access onto the balcony.

The bathroom introduces a crisp, modern look, fully clad in sand-toned tiling. A white suite with a glazed bath and shower combination, a niche below the basin to store towels and a mirrored cabinet provides ample storage to keep surfaces clear and organised.

Beyond, you have some truly hidden gems on your doorstep. For a sociable pint or Sunday roast, the Boleyn Tavern, a gloriously traditional boozer with a huge horseshoe-shaped bar, is just around the corner.

WHAT ELSE?

Upton Park is served by the District and Hammersmith & City lines, putting Liverpool Street Station a 21-minute ride away, making commutes simple and efficient. Travel two stops west to West Ham for access to the Jubilee line and the DLR or two stops east to Barking for train services to the Essex seaside. Quick access to A13 and North Circular (A406)



A WORD FROM THE OWNER...

"I love how light the property is with the balcony running across the whole length of the property. It feels like you get sun all day as you have full sunshine in the morning and the light reflects off the buildings opposite in the evening creating the illusion of a sunset. - The space is fantastic, especially in the main room, which makes hosting or having people to stay really enjoyable - with the added bonus of the balcony for more space too! - The community in the development is really nice to have - there's a Facebook page for the development and a WhatsApp group for the Lyall House block (post, deliveries, FYIs if tube is down, borrowing tools) - Facebook page for the development (news about the local area/new coffee places opening, renting parking spaces, selling furniture, recommendations for cleaners or cat sitters) - WhatsApp groups for people with dogs and kids (annual trick or treat for Halloween)."

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