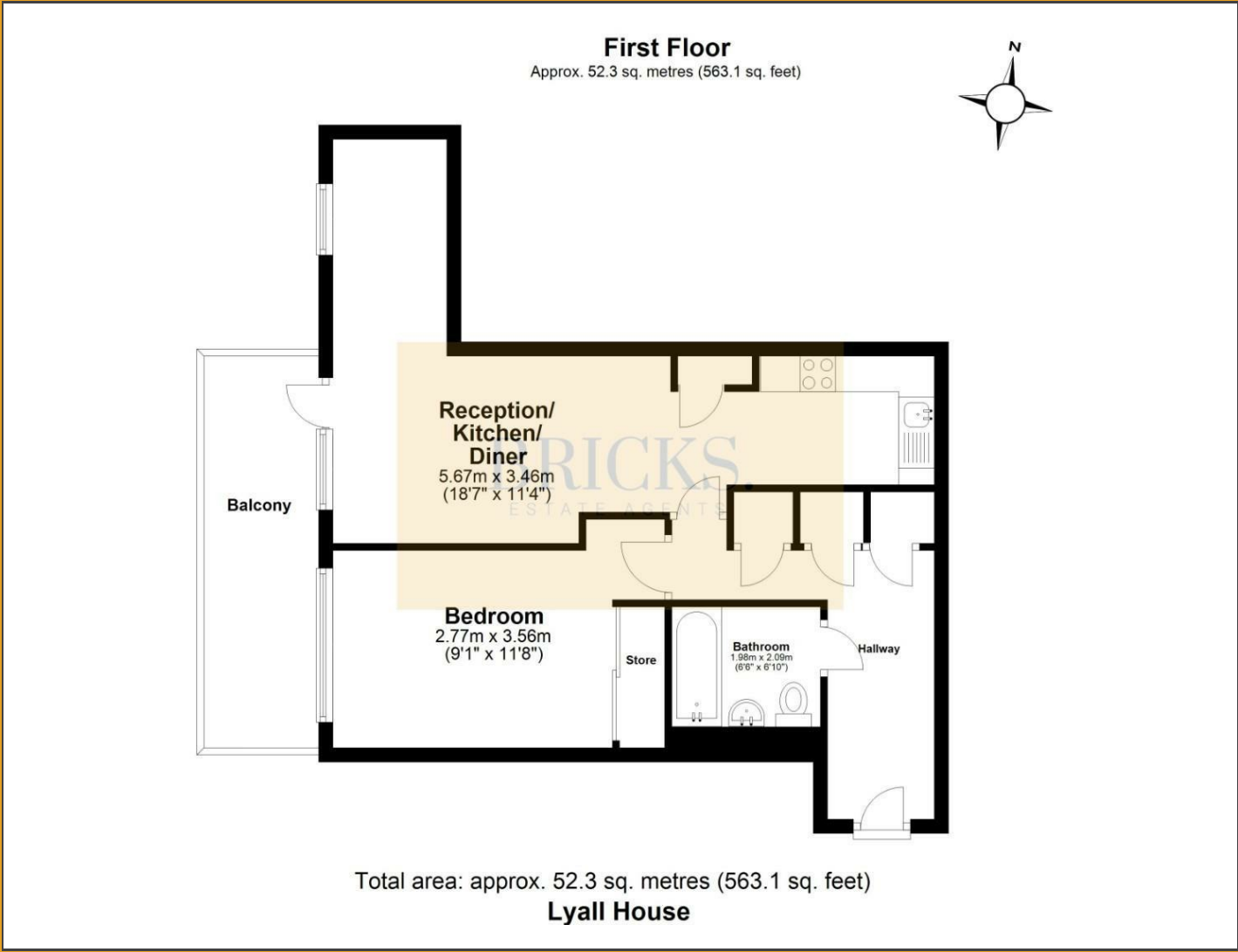


# Floor Plan



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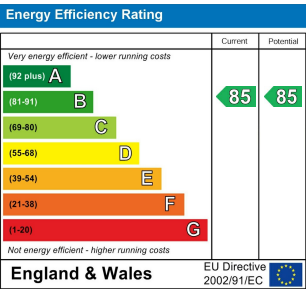


£340,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Contact Us

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## 2 Lyall House Shipbuilding Way, London, E13 9DW

Bricks Estate Agents are thrilled to present this stunning and sophisticated one-bedroom apartment, a masterpiece of modern design in vibrant East London. Spanning a generous 580 sqft, this contemporary first-floor residence epitomizes stylish urban living, complete with a private balcony and located mere moments from Upton Park Station.



# 2 Lyall House Shipbuilding Way, London, E13 9DW

1 1 1 B

- \*Guide Price £340,000 - £350,000\*
- Concierge Service
- First Floor With Lift Access
- Under Floor Heating Throughout
- Large Private Balcony
- One Double Bedroom
- Immaculately Presented Throughout
- Ideal For First Time Buyers/Investors/Commuters
- On Site Private Residents Gym
- Close Proximity of Upton Park Station

## Entrance hall

## Bathroom

6'5" x 6'10" (1.98 x 2.09)

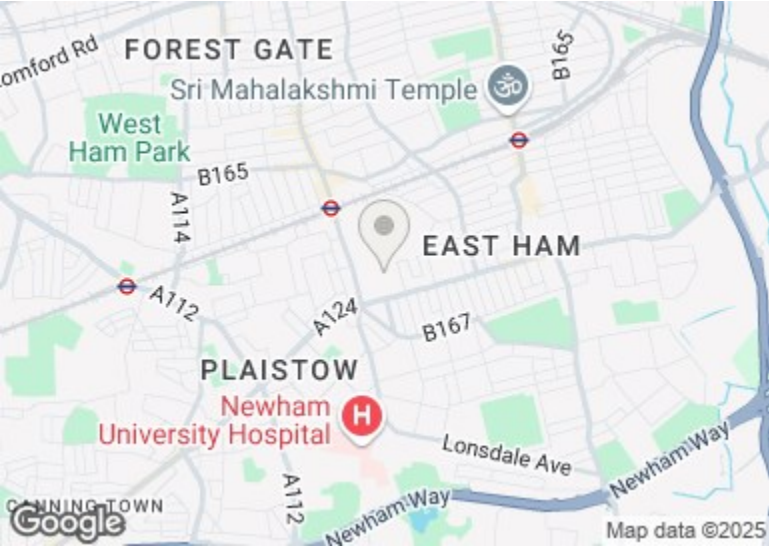
## Reception/Kitchen/Diner

18'7" x 11'4" (5.67 x 3.46)

## Main Bedroom

9'1" x 11'8" (2.77 x 3.56)

## Balcony



## Directions

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