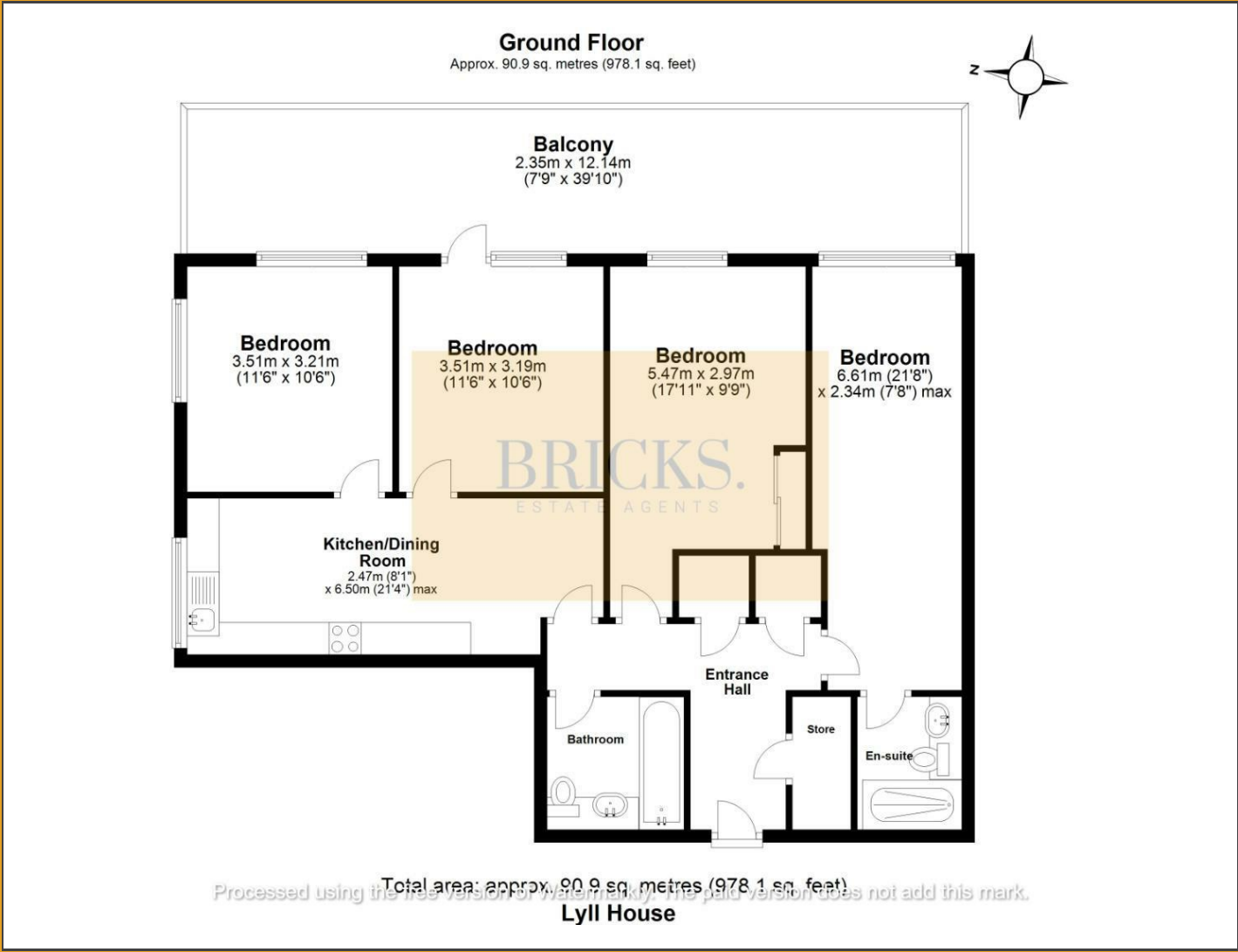


Floor Plan



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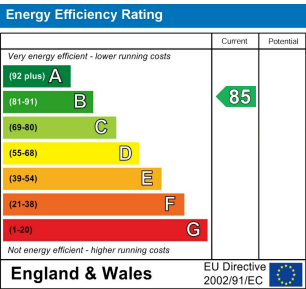
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£525,000

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

- 0203 634 9998
- hello@bricksestateagents.co.uk
- Crate 9 15 Oakwood Hill Industrial Estate, Loughton, Essex, IG10 3TZ



Flat 73, 1, Lyall House Ironworks Way,  
London, E13 9FA

Bricks Estate Agents is delighted to present this impressive, larger-than-average two-bedroom, two-bathroom apartment within the renowned Upton Gardens development in vibrant Upton Park.

Spanning an expansive 1,100 sq ft on the ground floor, this apartment offers a thoughtful layout starting with a wide entry hallway that leads to a vast open-plan living and dining space. Flooded with natural light from floor-to-ceiling windows, this area seamlessly extends to a full-length private balcony. Overlooking Priory Park with stunning views of the London skyline, the balcony provides ample space for seating ideal for relaxing or entertaining.

The modern kitchen is equipped with top-of-the-line integrated appliances, including a full-size dishwasher, microwave, and fridge-freezer, perfectly balancing style and convenience for the discerning resident.

Both bedrooms are generously sized, each featuring fitted wardrobes. The main bedroom includes an en-suite shower room, while the main bathroom boasts a contemporary three-piece suite complete with a luxurious rainfall shower.

This home offers additional comforts and conveniences a dedicated concierge service, secure underground parking conveniently located near the entrance. The property is overseen by a professional security team with regular patrols, along with secure bike storage for added peace of mind. New commercial units within the development bring added amenities for residents right to your doorstep.



# Flat 73, 1, Lyall House Ironworks Way, London, E13 9FA

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- \*Guide Price £525,000 - £535,000\*
- Service Charge - £3,415.04 Per Annum | Ground Rent - £400.00 Per Annum
- Lease Length - 992 Years Remaining | Council Tax - Band C
- Full Length Private Balcony
- High End Finishing With Top Of The Range Built In Appliances
- Secure Development With Private Fob Access
- Overlooking Priory Park
- Two Bathrooms With Impressive Waterfall Showers
- Perfect For Any First Time Buyer Or Home Movers
- Two Overly Large Double Sized Bedrooms

## Kitchen / Dining

8'1" x 20'11" (2.47 x 6.40)

## Bedroom One

21'8" x 7'8" (6.61 x 2.34)

## Bedroom Two

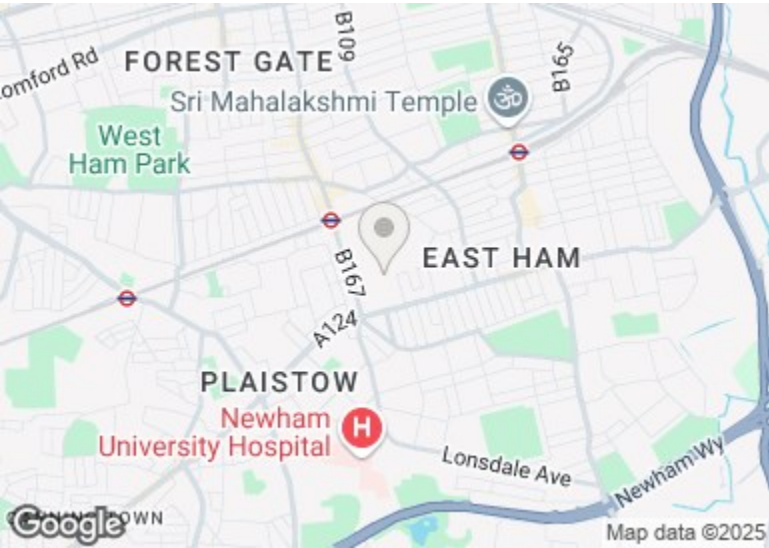
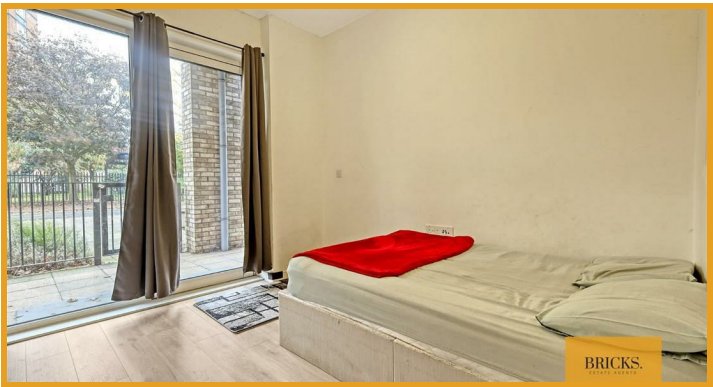
17'11" x 9'8" (5.47 x 2.97)

## Living Room

11'6" x 10'6" (3.51 x 3.21)

## Dining Room

11'6" x 7'2" (3.51 x 2.19)



## Directions

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