



Chamberlain Court, 11 Ironworks Way, London, E13 9GF
Offers in excess of £125,000



Chamberlain Court, 11 Ironworks Way

London, E13 9GF

- Three bedrooms
- Two private balconies
- Third floor
- Council tax: Band C (Newham)
- Monthly rent on unowned share: £853.16
- Two bathrooms (one en-suite)
- Concierge
- Fitted wardrobes
- Service charge per month: £417.78
- Lease remaining: 119 years

Offers in excess of £125,000



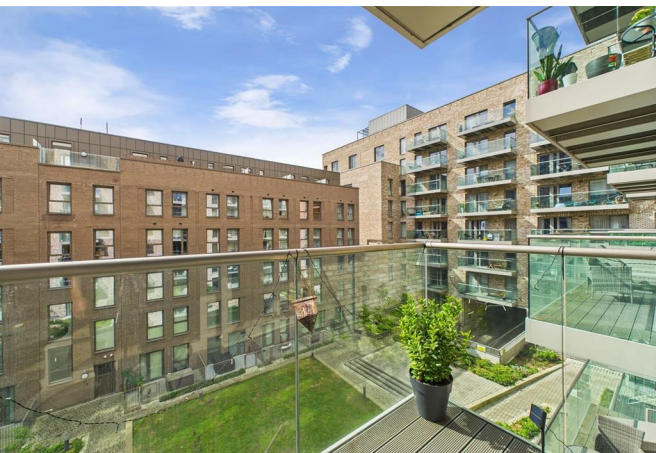
Shared ownership: 25% share minimum Welcome to this stunning flat located in the desirable Chamberlain Court, E13. This purpose-built residence offers a modern and spacious living experience, perfect for families or professionals seeking comfort and convenience in the heart of London.

Spanning an impressive 1,000 square feet, this third-floor flat features three well-proportioned bedrooms, providing ample space for relaxation and rest. The property boasts two stylish bathrooms, including an ensuite for the master bedroom, ensuring privacy and convenience for all residents.

The inviting reception room serves as the heart of the home, ideal for entertaining guests or enjoying quiet evenings in. Natural light floods the space, creating a warm and welcoming atmosphere. Additionally, the flat is complemented by two delightful balconies, perfect for enjoying a morning coffee or unwinding after a long day.

Residents of Chamberlain Court benefit from the added luxury of a concierge service, providing peace of mind and assistance with daily needs. The location is well-connected, offering easy access to local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate both urban living and the tranquility of nature.

This exceptional flat combines modern living with practical features, making it a must-see for anyone looking to make a home in London. Don't miss the opportunity to view this remarkable property.





Chamberlain Court is located in a residential area known for its strong sense of community and excellent connectivity. The area is popular among families, professionals, and investors due to its ongoing regeneration and affordability.

TRANSPORT

- Well-connected with nearby Plaistow Underground Station (District and Hammersmith & City lines), offering seamless access to Central London.
- Multiple bus routes provide excellent connections to Stratford, Canning Town, and Canary Wharf.
- Close to Stratford International Station, ideal for national and international travel.

SCHOOLS AND EDUCATION

- A variety of highly-rated schools, including Plaistow Primary School and Newham Collegiate Sixth Form, are nearby.
- Universities such as University of East London and Queen Mary University are easily accessible.

AMENITIES

- Local shops, supermarkets, and independent businesses cater to everyday needs.
- Green spaces like Plaistow Park and West Ham Park offer leisure and recreation.
- Just a short distance from Westfield Stratford City, one of Europe's largest shopping and entertainment hubs.

COMMUNITY AND CULTURE

- A culturally rich area with a variety of restaurants, markets, and community events.
- Easy access to Stratford's cultural attractions, including the Queen Elizabeth Olympic Park and Theatre Royal Stratford East.

Chamberlain Court is an ideal location for those seeking affordable living with excellent transport links and access to East London's amenities and attractions.





Floor Plans

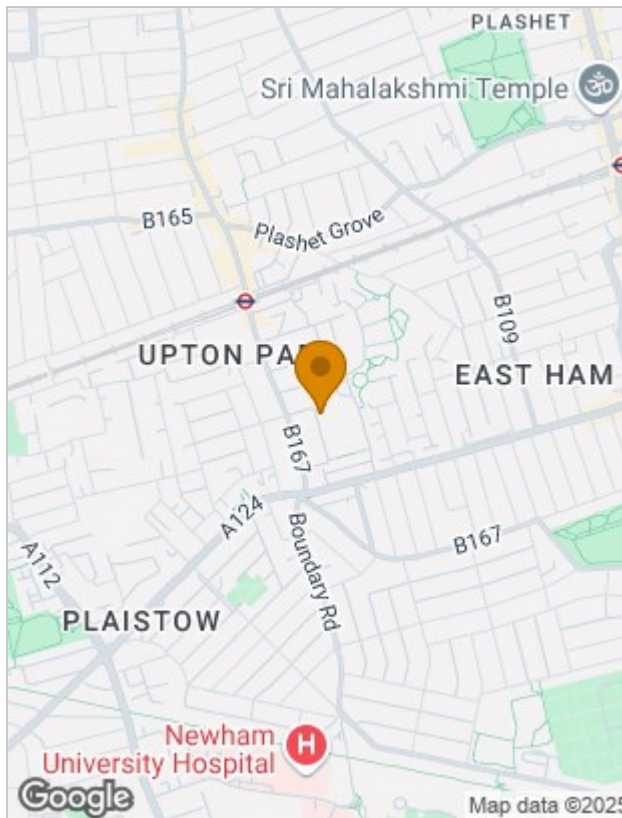


Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Previous
Very energy efficient - lower running costs			
(92 plus) A		88	8
(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