



Lyss Homes



Paynter House, Shipbuilding Way, London, E13 9FG

£325,000



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Paynter House, Shipbuilding Way

London, E13 9FG

- One Bedroom
- First Floor
- Private Balcony
- Lots of Storage
- One Bathroom
- East Facing
- Concierge
- Excellent transport links

Modern 1-Bedroom Flat With Balcony In Paynter House, Located On The Former West Ham United Stadium

£325,000



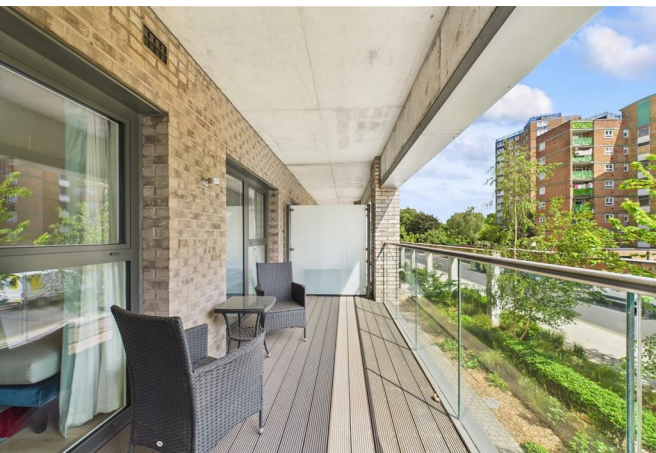
Welcome to Paynter House, a modern flat located in the vibrant area of Upton Park. This purpose-built residence, completed in 2020, offers a contemporary living experience with a well-designed layout that maximises space and comfort.

Situated on the first floor, this delightful flat spans an area of 537 square feet and features one reception room, one bedroom, and one bathroom. The east-facing aspect allows for an abundance of natural light to fill the living spaces, creating a warm and inviting atmosphere throughout the day.

Residents of Paynter House benefit from a range of excellent local amenities, ensuring that daily needs are easily met. Additionally, the property includes the convenience of a concierge service, providing an extra layer of security and assistance.

For those seeking a stylish and practical living space in a thriving part of London, this flat presents an ideal opportunity. The option to include furniture makes it even more appealing for those looking to move in with ease. Whether you are a first-time buyer or an investor, this property is sure to impress with its modern features and prime location. Don't miss the chance to make this lovely flat your new home.

Paynter House offers a vibrant and well-connected urban environment. Residents benefit from excellent public transport links, with Upton Park Underground Station just a short walk away, providing access to the District and Hammersmith & City lines, while East Ham and Plaistow stations are also nearby. The area boasts a variety of local amenities, including supermarkets like Tesco, Lidl, and Londis within walking distance, as well as numerous shops, cafes, and eateries along Green Street and Barking Road. For families, the locality is served by several reputable schools such as Cleves Primary School and Brampton Manor Academy.





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Floor Plans

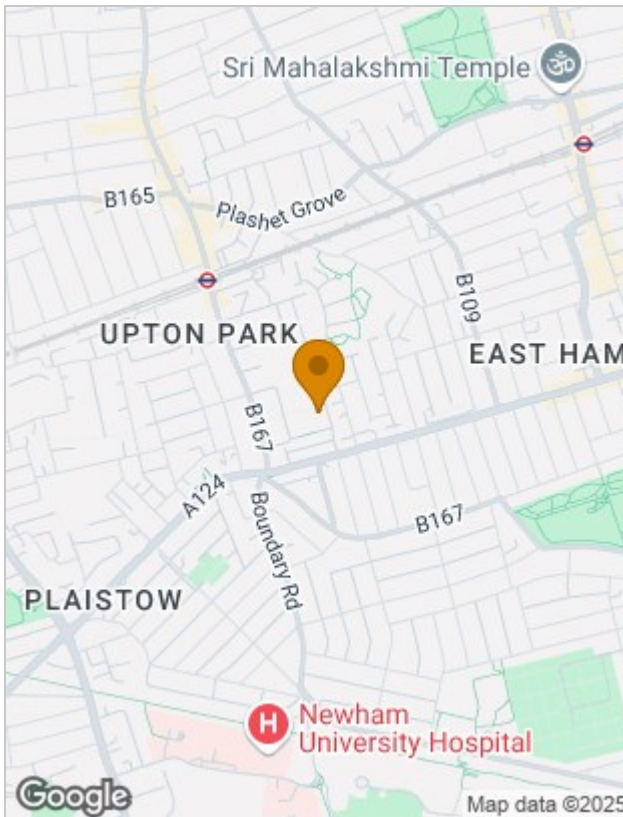


Viewing

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	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		85	85
England & Wales		EU Directive 2002/91/EC	