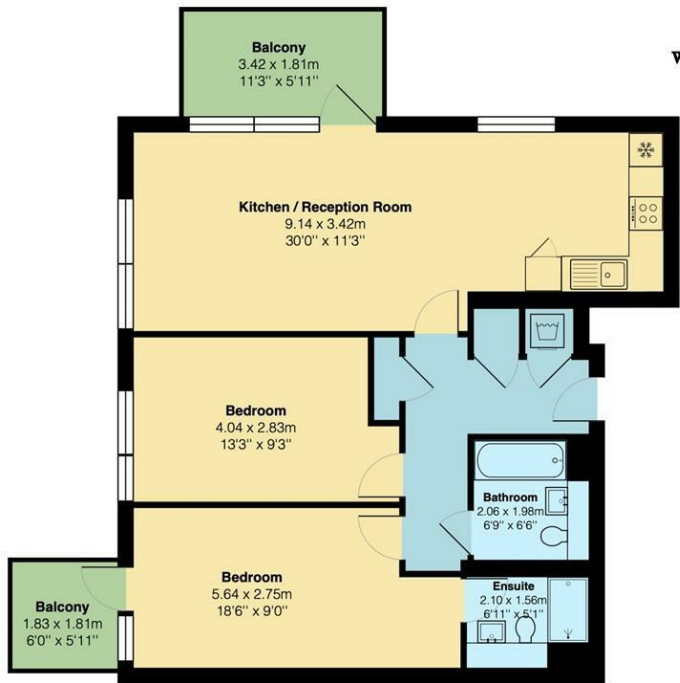




Kitchen/Reception Room
29'11" x 11'2"

Balcony
11'2" x 5'11"

Bedroom
13'3" x 9'3"

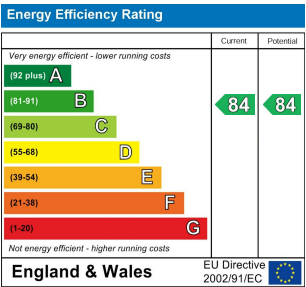
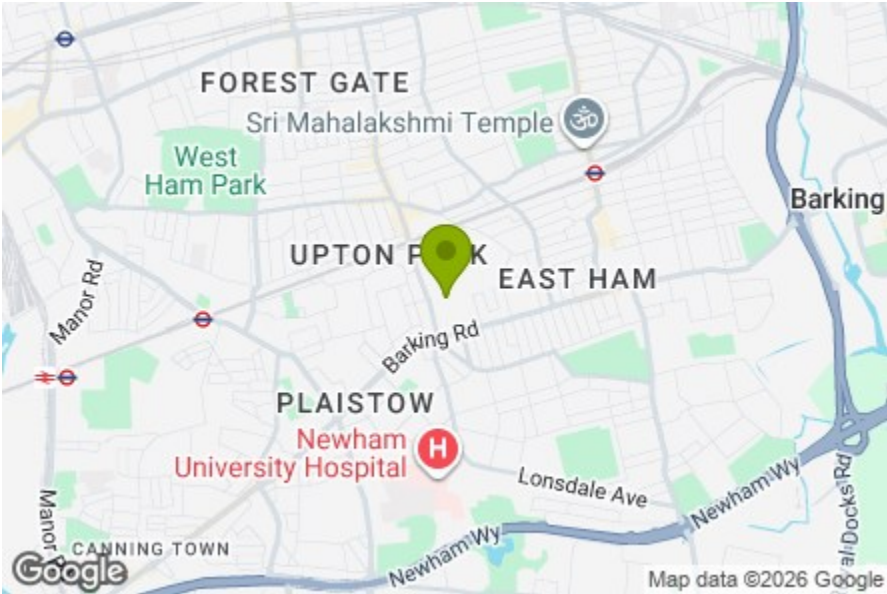
Bedroom
18'6" x 9'0"

Ensuite
6'10" x 5'1"

Balcony
6'0" x 5'11"

7th Floor

Total Area: 75.6 m² ... 813 ft² (excluding balcony)
All measurements are approximate and for display purposes only



IRONWORKS WAY, EAST HAM

Offers In Excess Of £425,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Flat
- Master Bedroom with En-Suite
- Spacious Open Plan Kitchen And Reception
- Two Balconys with Far Reaching Views
- Chain Free
- Short walk to Upton Park Tube Station
- Close to Amenities

A bright and spacious two bedroom apartment on the seventh floor of a contemporary development in East Ham, with two private balconies and far-reaching views across the surrounding skyline. Upton Park tube station is a short walk away for District and Hammersmith & City line connections, while the shops, cafés and everyday amenities of Green Street are also within easy reach. Offered chain free, it's a well-connected home with plenty of space inside and out.

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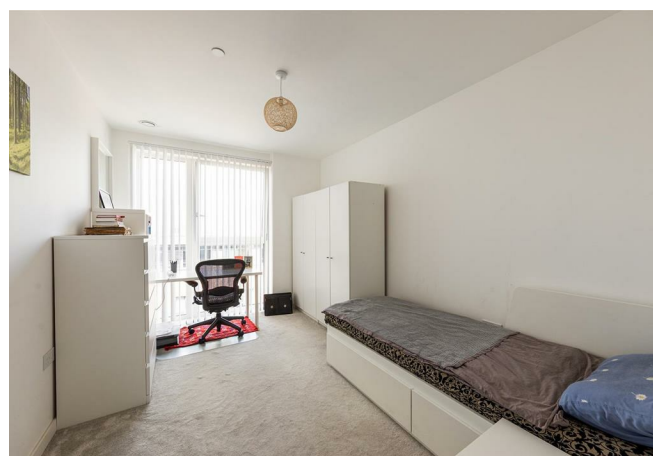
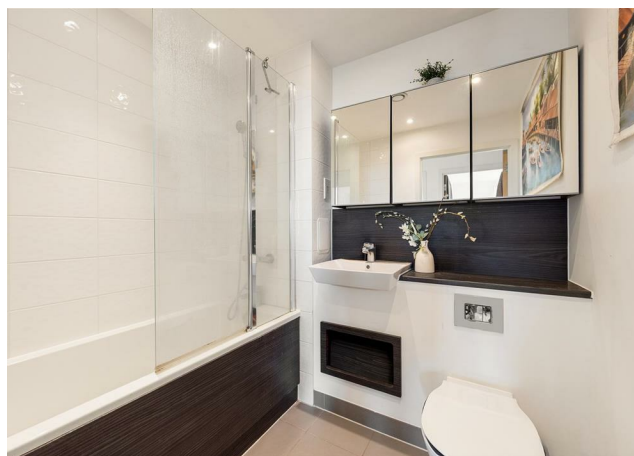
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newhomes@stowbrothers.com
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IF YOU LIVED HERE...

The hallway leads into an expansive open-plan kitchen and reception room, stretching the full depth of the apartment and filled with natural light from windows on two sides. The kitchen sits at one end, with grey cabinetry, pale worktops and integrated appliances creating a clean, contemporary finish. There's ample room beyond for separate dining and seating areas, with a door opening onto the larger of the two balconies. Set high above the surrounding buildings, it's a lovely spot to sit outside and take in those wide-reaching

views.

Both bedrooms are arranged off the hallway. The principal bedroom has its own en-suite shower room and direct access to the second private balcony, adding another welcome slice of outdoor space. The second bedroom is also well proportioned, while the main bathroom is finished in a crisp neutral palette with a bath and shower above. Useful storage is tucked into the hallway, keeping the living spaces clear and practical.



WHAT ELSE?

Upton Park tube station is a short walk away, with District and Hammersmith & City line services providing straightforward connections towards central London. Green Street is close by for an excellent choice of independent shops, restaurants, cafés and everyday essentials. For a little more greenery, nearby Central Park offers open lawns, mature planting and plenty of space for a walk or an afternoon outdoors.

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