



## Shipbuilding Way, London, E13 9DW

- One Bedroom Apartment
- 29ft Kitchen / Living / Dining Area
- Underfloor Heating
- Concierge
- EPC B
- 18ft Balcony
- Hotel Style Bathroom
- Onsite Free Gym
- Upton Park Underground 0.3 miles

**£1,700 Per Month**



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## DESCRIPTION

Modern one bedroom apartment to let from 21st March.

The open plan kitchen / living / dining area has a fully fitted kitchen with integrated appliances, under floor heating and a lovely living space that opens onto the balcony. There is a double bedroom almost six metres deep, a fitted wardrobe, and a floor to ceiling window providing access to the balcony. The stylish hotel style bathroom has a modern three-piece white suite with a shower over the bath, and a mirrored cabinet.

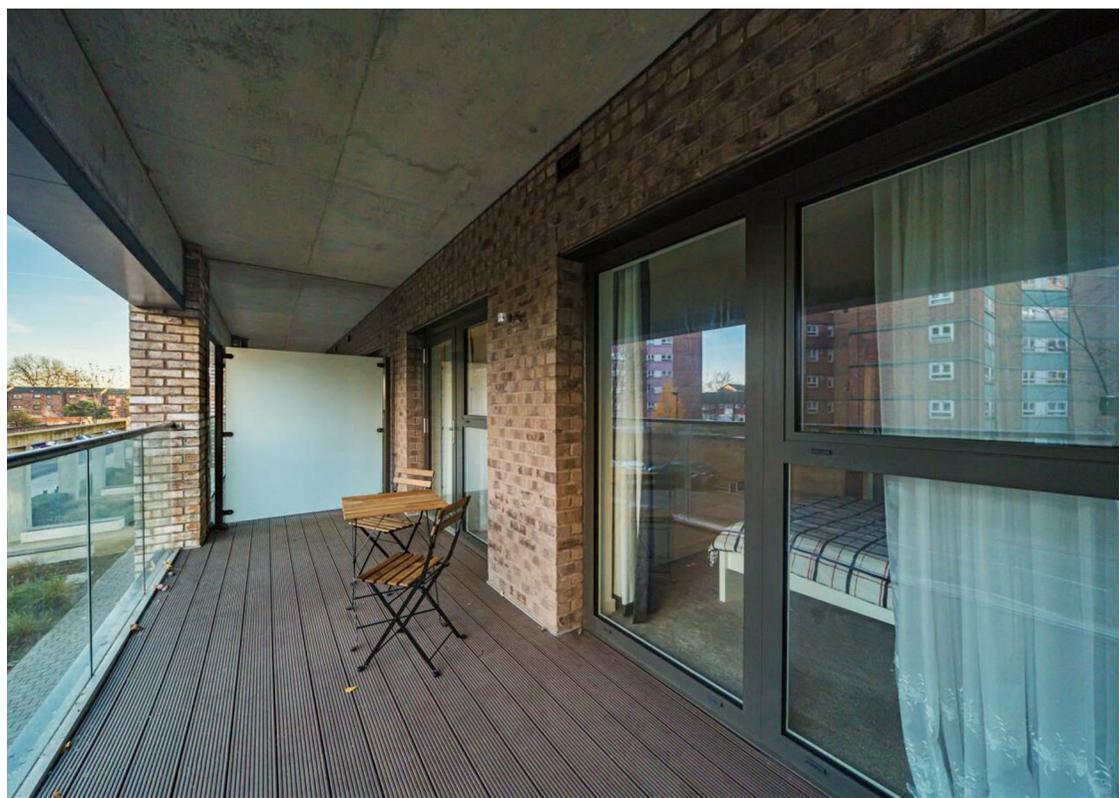
Lyall House benefits from a free onsite gym and concierge. The apartment is on the site of the old West Ham United Football Stadium.

Upton Park station 0.3 miles - District Line and Hammersmith and City Line into The City and Central London.

Ideal for working professionals or a couple looking for a modern home with easy access into Canary Wharf, The City or Central London.

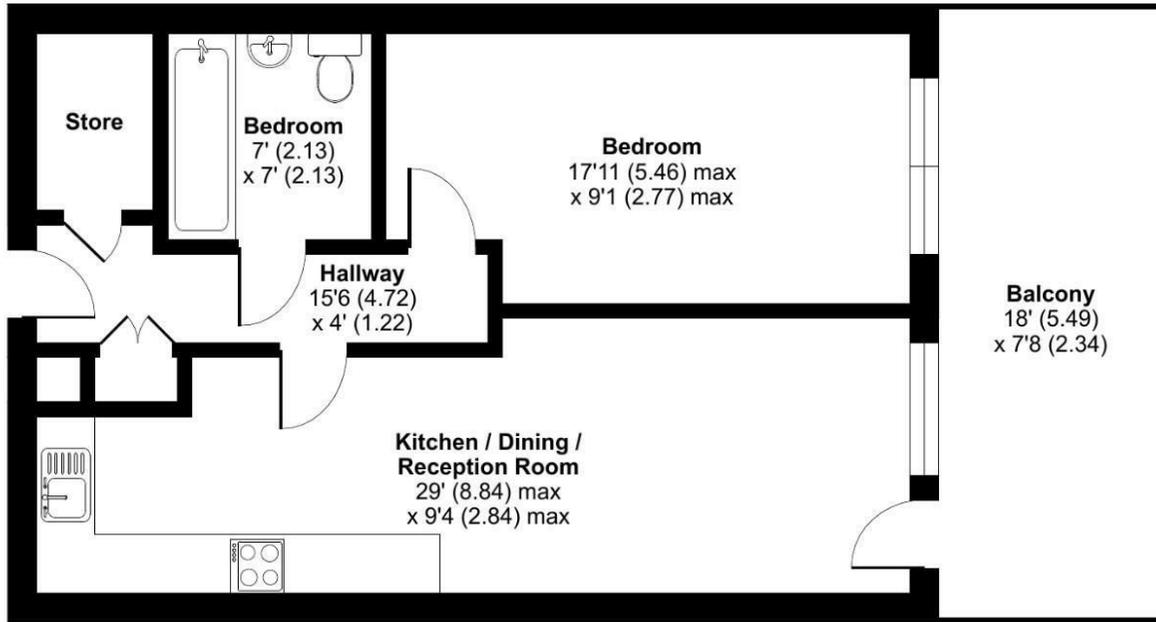
Please call the Lettings Team at Hunters to arrange your viewing.





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Approximate Area = 570 sq ft / 52.9 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters. REF: 1218934

## Viewings

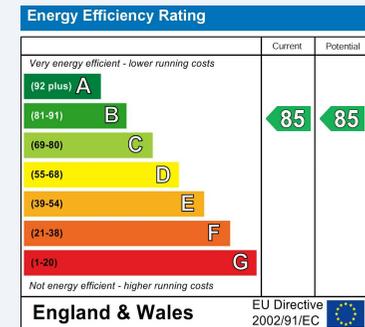
Please contact [surreyquays@hunters.com](mailto:surreyquays@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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