



UPTON GARDEN, THUNDERER STREET, LONDON £486,000 Leasehold 2 Bed Flat



Featured:

- New Build Apartments
- Located within the historic Upton Park Football Ground
- On site Gymnasium
- Concierge
- 11 minutes tube to Stratford Station
- 5 minutes walk to Queen's Market
- 6 minutes walk to Upton Park Underground Station
- 14 minutes walk to West Ham

Discover 842 new homes, 6 minutes from a Zone 3 station. And one of them could be yours. Contributing to the major regeneration of the area, Upton Gardens offers a range of new one, two, three and four-bedroom homes nestled in the heart of Newham. Whether you're looking for a shorter commute or a retreat from the city, Upton Gardens offers the best of both worlds. Because here, you're not only connected to the city in less than 15 minutes, but to surrounding communities and culture too.

Occupying a site once home to Ann Boleyn Tower and more recently West Ham's football stadium, Upton Gardens has been designed to honour the former football ground upon which it is built. The layout of the buildings shadows the layout of the old stadium

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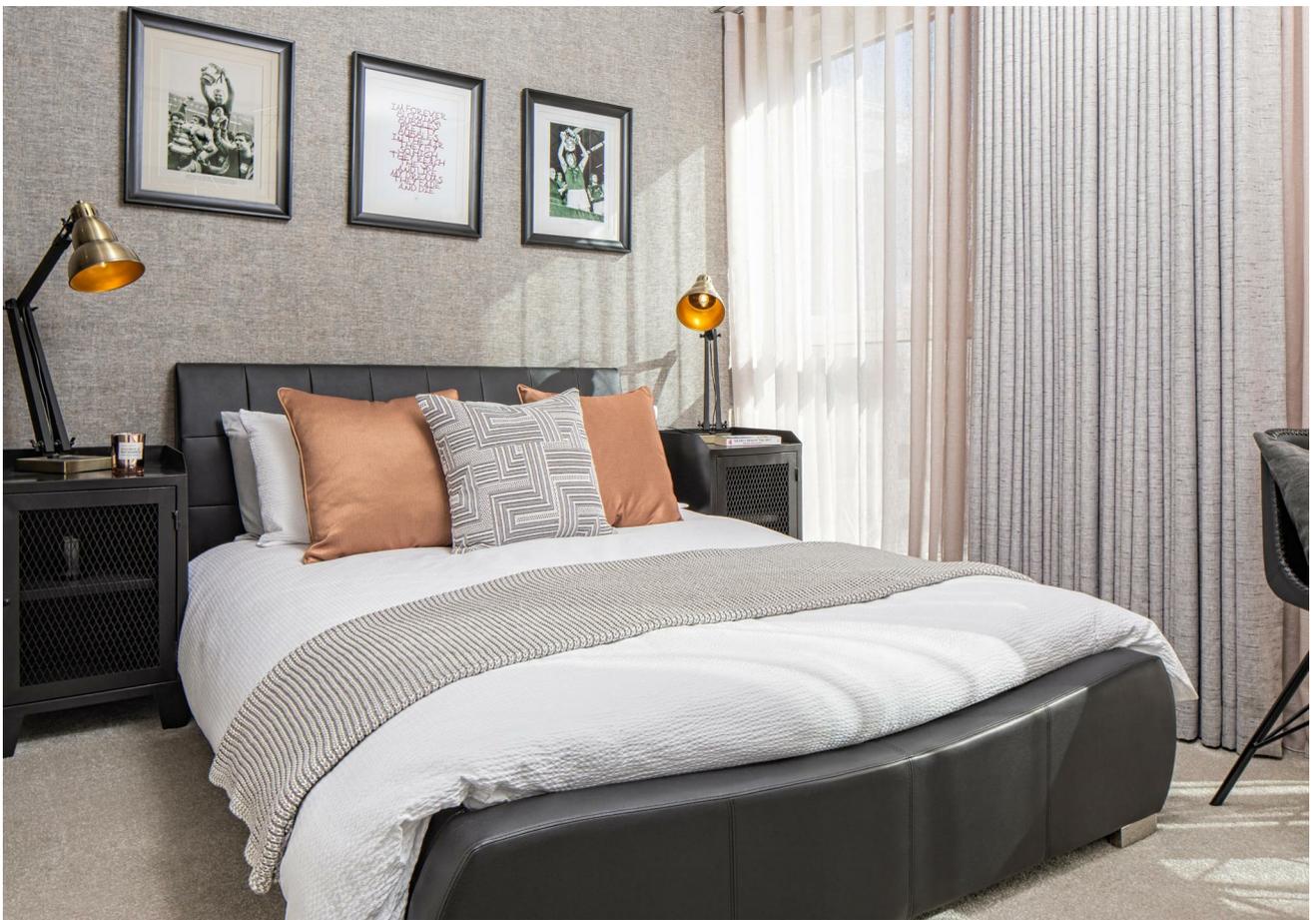
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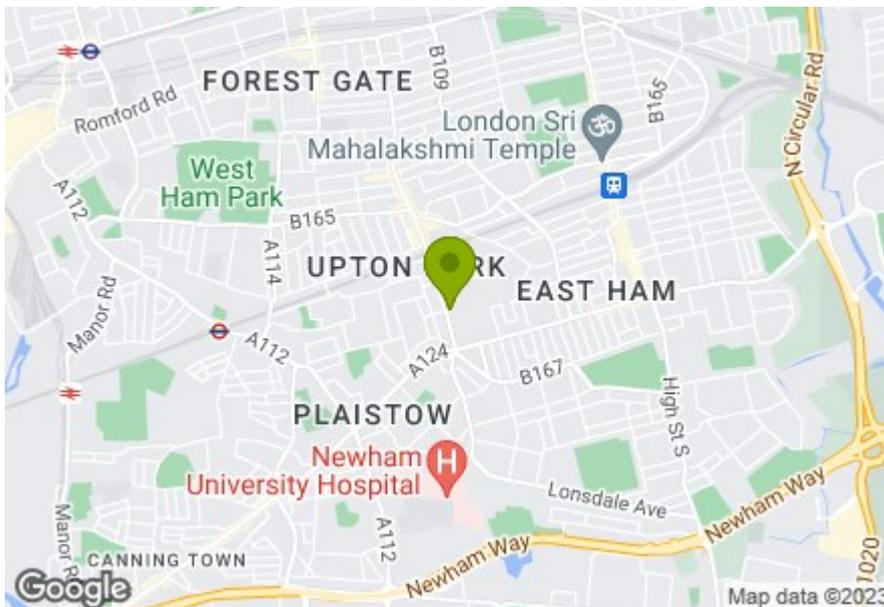
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Word from the Owner

Occupying a site once home to Ann Boleyn Tower and more recently West Ham's football stadium, Upton Gardens has been designed to honour the former football ground upon which it is built. The layout of the buildings shadows the layout of the old stadium and the centre circle has been marked with circular landscaping. Making the most of open green space, this distinctive development features rooftop terraces, landscaped walkways and public art, as well as a range of on-site amenities – including a concierge service, residents' gym and family play areas. Don't miss this opportunity to own a piece of local history and create a home for your future in East London's newest hotspot.

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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			
England & Wales		EU Directive 2002/91/EC	

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