

Kitchen
46'10" x 34'1"

Living Area
46'3" x 38'0"

WC
20'4" x 15'8"

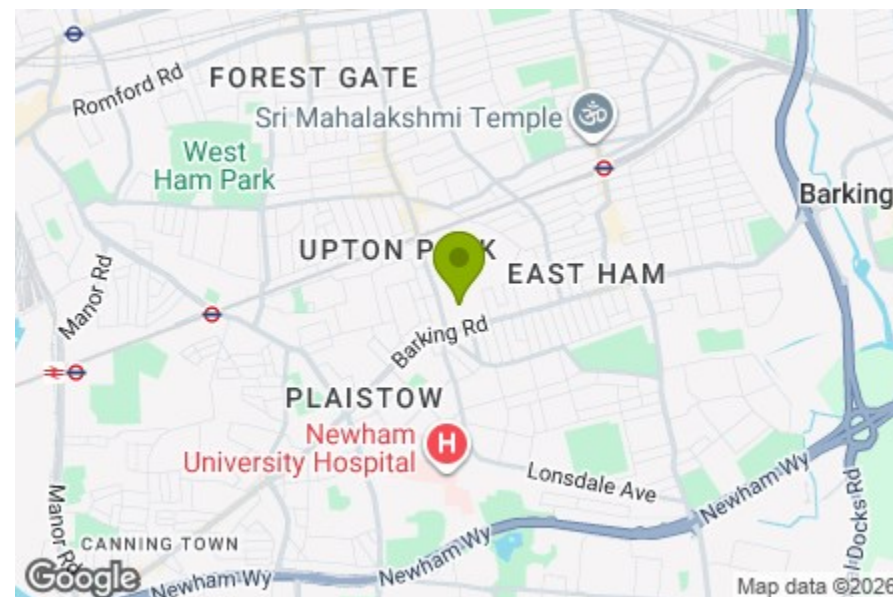
Bedroom
46'3" x 38'0"

Bedroom
46'3" x 30'2"

Bathroom
20'0" x 21'7"

Terrace
49'2" x 46'3"

Terrace
49'2" x 34'1"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85 85
(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

SHIPBUILDING WAY, UPTON PARK £475,000 Leasehold 2 Bed Flat



Features:

- Duplex Apartment
- Two Double Bedrooms
- Private Roof Terrace
- Totalling 1050sqft
- Spacious Kitchen-Diner
- Close to Upton Park Tube Station
- Bathroom + Downstairs WC
- Designated Parking Space

Unfolding over two floors within a modern development, this artfully arranged two-bedroom duplex apartment offers a fantastic amount of living space. Highlights include an open plan kitchen/diner, a separate reception room, a bathroom and additional WC, as well as a private terrace. Residents also have access to gym facilities; modern living at its best.

As for the location, not only is it a mere six minute stroll to Upton Park tube, Forest Gate is 1.3 mile further, where you can hop on the Elizabeth line and whizz into the West End at super speed.

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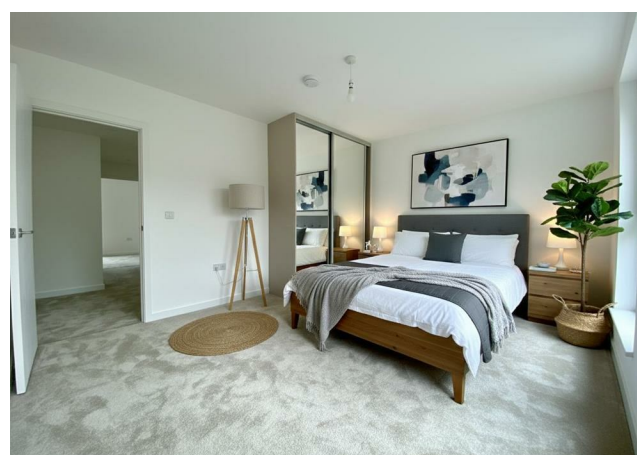
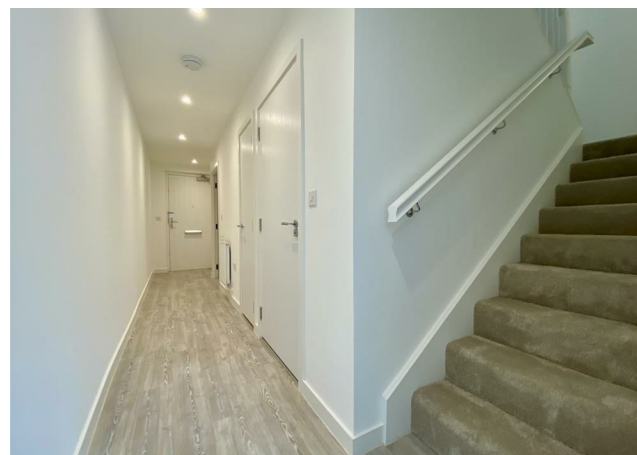
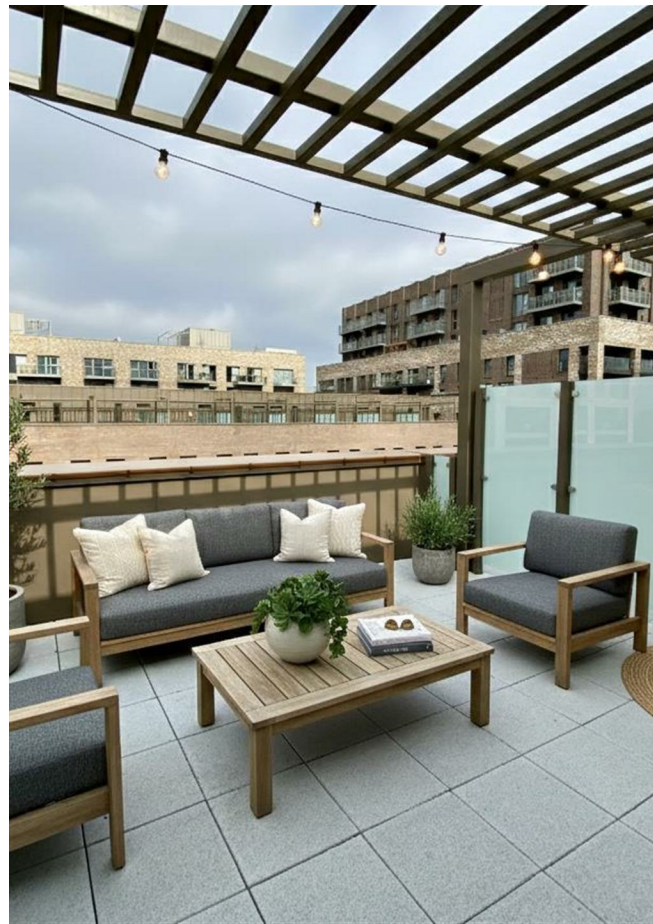
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IF YOU LIVE HERE...

This whole development has been designed with modern living in mind, so you'll soon become accustomed to little luxuries like the communal gym.

Enter via the spacious hallway and you'll find the open plan kitchen/diner, flawlessly finished with smart engineered flooring running throughout. The kitchen area features sleek units and integrated appliances, and there's space for dining too. Also on this floor is a bright and spacious reception room, a WC and built-in storage. It's a great layout for socialising together and spending time apart.

Head up to the next storey, where you'll find two further bedrooms, both finished to the same high standard. An immaculate bathroom sits off the pristine landing.

Up on the top floor, the roof terrace is sure to become your favourite spot on warm days. With great views across London and

a charming pergola, it's the perfect place to relax.

Outside, beyond your well maintained communal gardens, you have a few little hidden gems on your doorstep, from the up-and-coming community of Plaistow to the burgeoning scene around Upton Park and Forest Gate. You've also got a surprising amount of open space nearby considering all the urban buzz - you're just 0.7 miles from Central Park, while the sprawling Wanstead Flats and the iconic Docklands area are easily reachable, too.

WHAT ELSE?

-Upton Park is served by the District and Hammersmith & City lines. Travel two stops to West Ham for access to the Jubilee line and DLR, or Barking for train services to the Essex seaside.

-Your new local is Boleyn Tavern - a gloriously traditional boozer with eye-catching monochrome floors and a huge horseshoe-shaped bar. It's just a couple of minutes away on foot.

-The main thoroughfare of Barking Road has plenty of convenience stores for any last minute essentials you may need.



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