



£440,000

Paynter House, Upton Gardens, 1 Shipbuilding Way, London, E13 9FG

Flat | 2 Bedrooms | 2 Bathrooms

02080505452



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# Step Inside

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## Key Features

- Two bedrooms
- Two bathrooms (one en-suite)
- Ninth floor
- East facing
- Private balcony
- Concierge
- Array of local shops and restaurants
- Excellent transport links
- Well designed flat
- Plenty of storage space
- Lease remaining: 120 years
- Ground rent: £400 per annum
- Service charge: £4560.12 per annum
- Council tax: Band C (Newham)
- Parking: None (you can apply to join the waiting list for a space in the building but the flat is not sold with it's own space)



## Property Description

Take a look at this beautifully designed ninth floor two-bedroom apartment, situated on the historic former site of West Ham United's Upton Park stadium.

## Main Particulars

Take a look at this beautifully designed ninth floor two-bedroom apartment, situated on the historic former site of West Ham United's Upton Park stadium.

This modern property features two generously sized double bedrooms, both equipped with fitted wardrobes, providing ample storage and two bathrooms (one en-suite). Enjoy the comfort of underfloor heating throughout and abundant natural light with dual aspect windows in the living room.

The kitchen is well-designed for functionality, and additional storage options are thoughtfully incorporated. Step outside to a large balcony ideal for relaxing or entertaining. With a east facing aspect, the property has far-reaching views which can be enjoyed from all rooms.

Residents benefit from a concierge service, adding convenience and security. Located close to Upton Park station on the District and Hammersmith & City lines, commuting is easy. Explore the vibrant local scene with an array of independent shops and restaurants along Barking Road and Green Street, just a short walk away.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13829960 Registered Office: ,

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