

**S** Sandra Davidson  
ESTATE AGENTS

Ironworks Way, London, E13 9GF

Offers In Excess Of £400,000





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# Ironworks Way

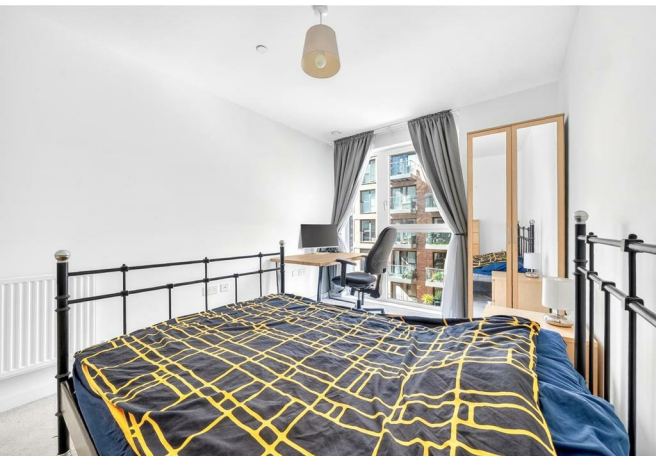
London, E13 9GF

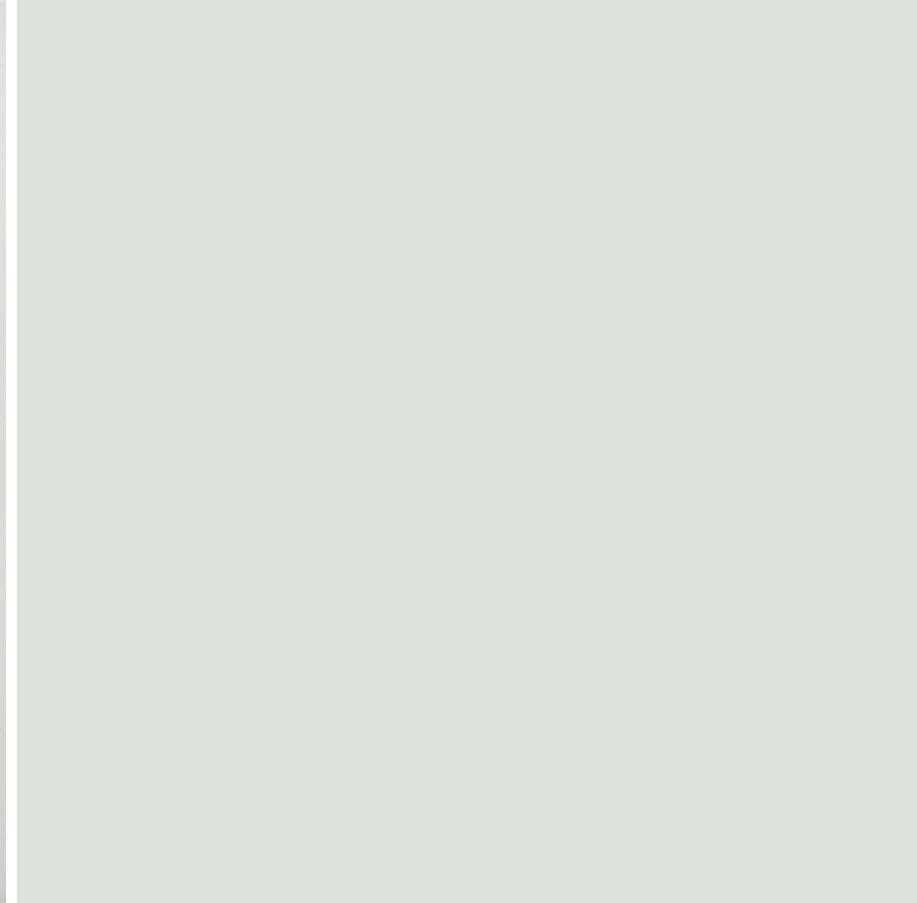
- Two Bedrooms
- Open Plan Reception Room
- Secure development with lift
- Two Balconies
- Concierge
- Gym

A bright and airy 2 bedroom, 2 bathroom apartment situated on the 3rd floor of a secure, modern development that further benefits from having 2 private balconies.

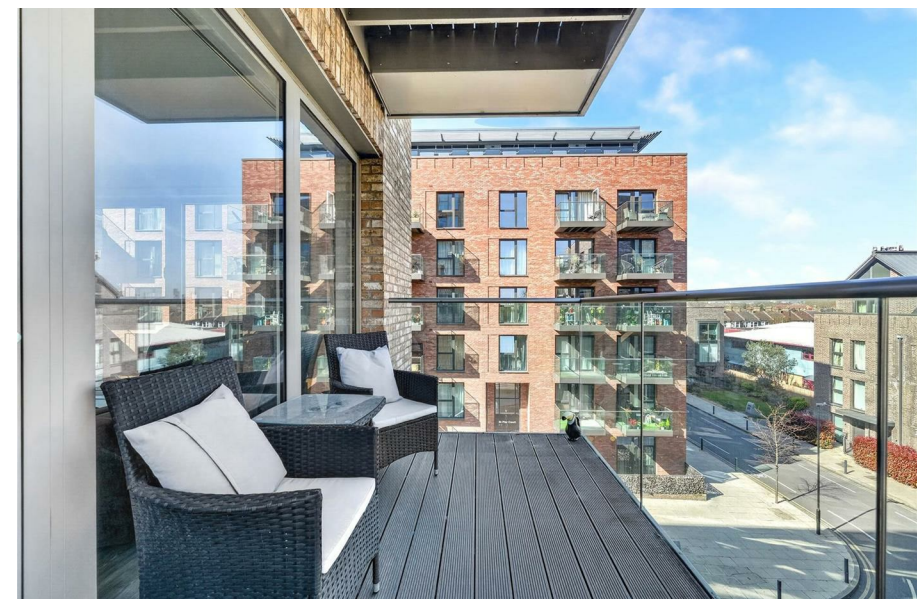
The development includes 12-hour concierge, communal rooftop gardens with panoramic London Views, gym and lift access.

Ironworks Way benefits from a central location across from Priory Park and the selection of restaurants, shops and local amenities along Barking Road. Upton Park Station is minutes away and provides easy city access.



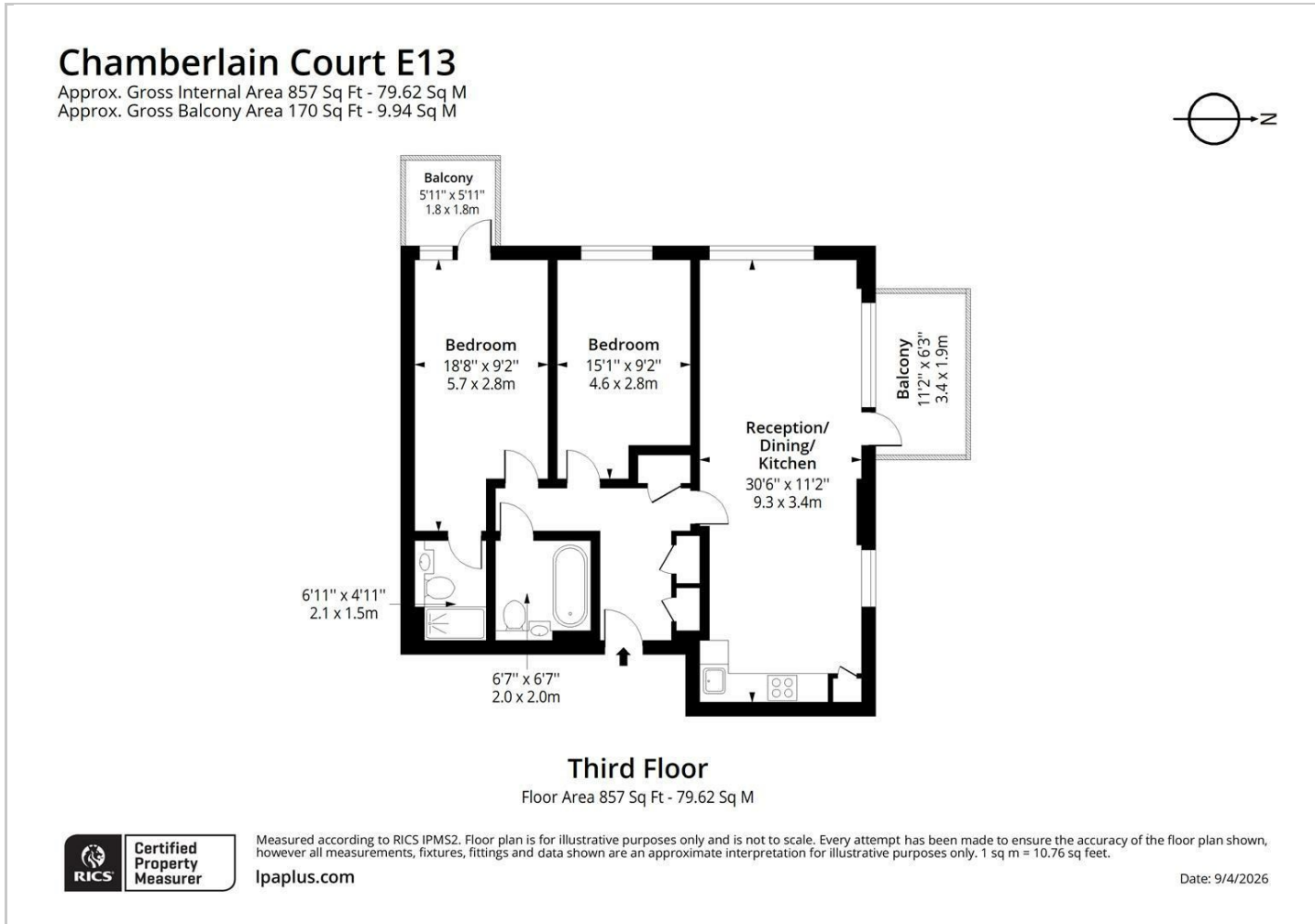


Directions





## Floor Plans



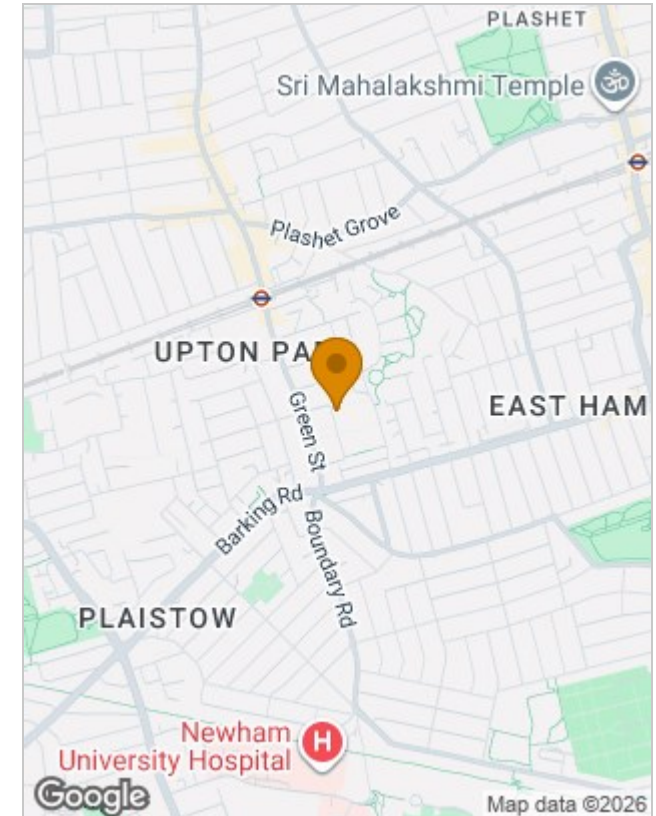
## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

10 Roding Lane South, Essex, IG4 5NX  
Tel: 020 8551 0211 Email: redbridge@sandradavidson.com <https://www.sandradavidson.com>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	