



2, Shipbuilding Way, E13 9DW  
London









## 2, Shipbuilding Way, E13 9DW

Welcome to this charming flat located on Shipbuilding Way in London. This delightful property, completed in 2018, offers a modern living experience with a generous 549 square feet of well-designed space.

As you enter, you are greeted by a bright and inviting reception room, perfect for relaxation or entertaining guests. The property features one comfortable bedroom, providing a peaceful retreat at the end of the day. The bathroom is stylishly appointed, ensuring both comfort and convenience.

One of the standout features of this home is the large balcony, which offers a lovely outdoor space to enjoy fresh air and sunshine, ideal for morning coffee or evening relaxation. The property is chain-free, making the buying process smoother and more straightforward.

Situated within walking distance of Upton Park station, this location provides excellent transport links, making it easy to explore all that London has to offer. Additionally, the property benefits from a long lease and the added luxury of a concierge service, enhancing your living experience.

This house is perfect for first-time buyers or those looking for a low-maintenance home in a vibrant area. Don't miss the opportunity to make this lovely property your own.

## Offers In The Region Of £325,000



- Chain Free
- Private balcony
- Long Lease

- Gym
- Close to Upton Park Station
- Concierge

Hallway 3'7" x 8'4" (1.10 x 2.55)

Lounge/Kitchen/Diner 13'8" x 21'7" (4.17 x 6.59)

Bedroom 12'11" x 11'3" (3.94 x 3.43)

Bathroom 6'5" x 6'7" (1.98 x 2.03)









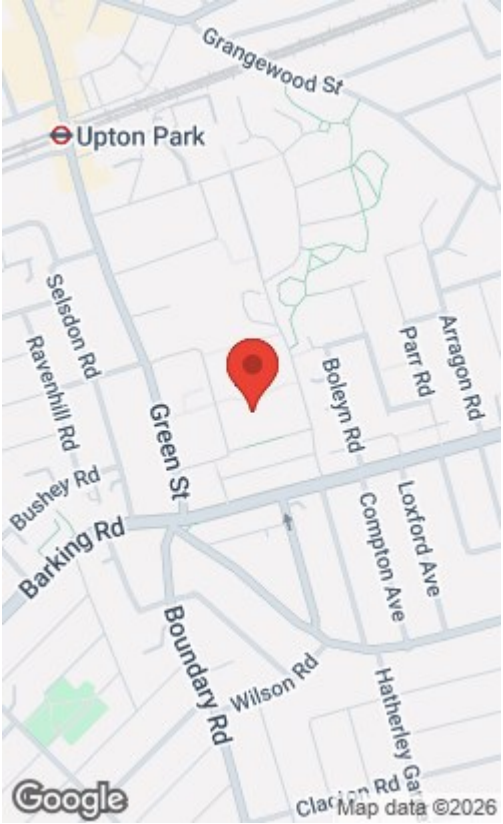




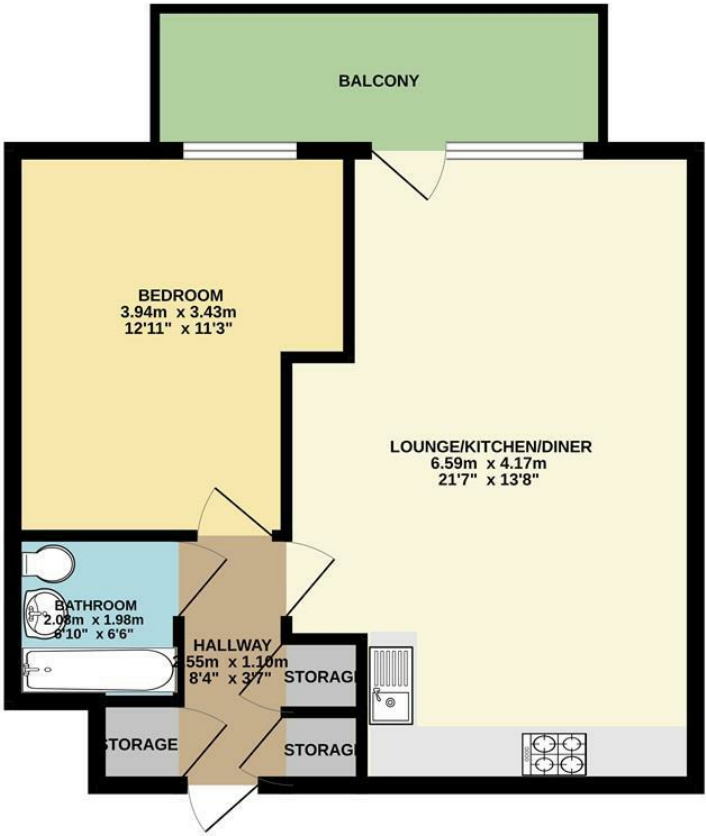




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



MID FLOOR FLAT  
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA : 51.0 sq.m. (549 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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