

Fourth Floor
Total Area: 96.6 m² ... 1040 ft² (excluding balcony)
All measurements are approximate and for display purposes only

- Reception Room
25'8" x 18'1"
- Bedroom
13'7" x 11'5"
- Bedroom
14'6" x 11'10"
- Ensuite
6'10" x 5'1"
- Balcony
8'7" x 6'0"
- Bedroom
15'1" x 11'1"
- Bedroom
6'10" x 6'6"
- Balcony
9'9" x 6'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	88
(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	



549 GREEN STREET, UPTON PARK

Offers In Excess Of £525,000 Leasehold
3 Bed Apartment



Features:

- Three Double Bedrooms
- Close to Upton Park Station
- Two Balconys
- Underground Parking Space
- Ensuite to Master Bedroom
- Communal Gardens
- Stunning Views
- Close to Amenities

A bright and well-proportioned three bedroom apartment set along Green Street, within easy reach of Upton Park station and a wide mix of local shops, cafés and everyday amenities. With West Ham Park close by and strong connections into Stratford and the City, this is a well placed home with a lively, well-connected feel.

REQUEST A VIEWING
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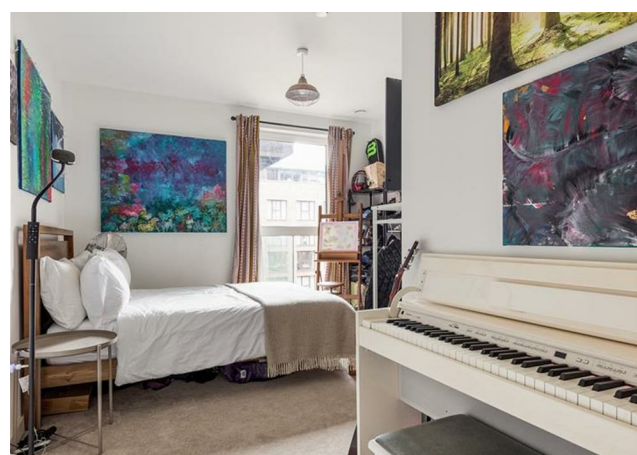
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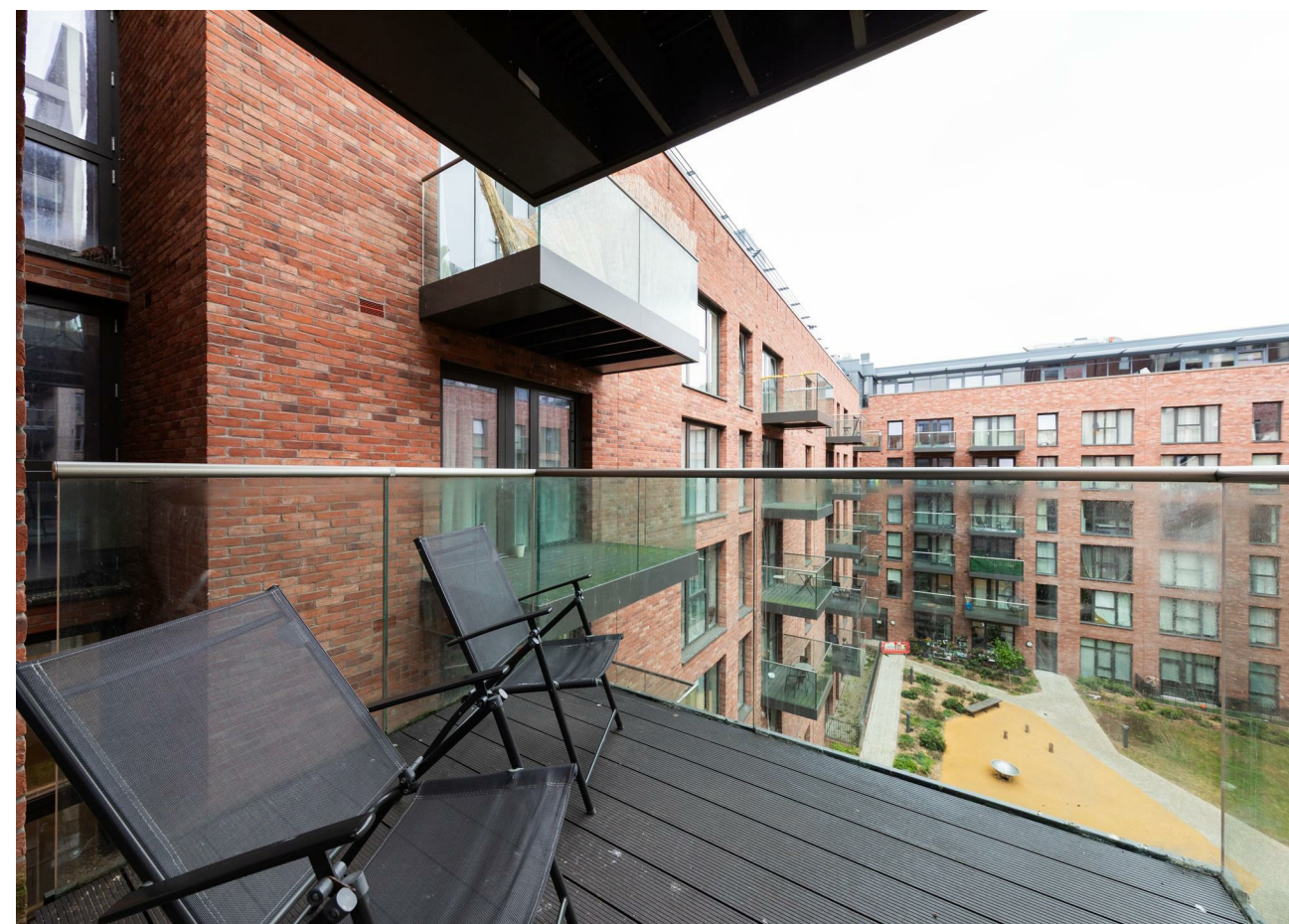
IF YOU LIVED HERE...

Step inside and you're welcomed by a central hallway, which leads through to a generous reception room stretching over twenty five feet and filled with natural light from glazed doors at the far end. There's a calm, open feel here, with plenty of room for both lounging and dining. The doors lead straight out to one of the balconies, offering a spot to catch some fresh air and a sense of openness that carries through the space.

The kitchen is set neatly along one side, finished in deep-toned cabinetry with integrated appliances and clean lines. It keeps the overall look uncluttered while

still feeling sociable and connected to the main living area. The proportions work well for day to day living, with space to cook, gather and unwind without feeling crowded.

Along the hallway you'll find three double bedrooms, each with comfortable proportions. The main bedroom sits quietly in the middle, complete with its own ensuite and direct access to a second balcony, creating a more private retreat within the home. The remaining bedrooms are well sized and flexible, whether used for guests, family or working from home, with a separate bathroom serving the rest of the apartment.



WHAT ELSE?

One balcony is south-facing, with space for daytime sun, evening drinks and views across Canary Wharf and the London skyline. There's also the added benefit of an allocated motorcycle parking space.

Green Street Market and Queens Market are both within easy reach, bringing fresh produce, fabrics, household goods and plenty of local colour. The Boleyn Tavern is around two minutes away on foot, beautifully refurbished and well loved locally for events, weekday food and a brilliant Sunday lunch.

Upton Park station is a short walk away, with District and Hammersmith & City line connections across London. West Ham Park is nearby, offering open lawns, formal gardens and sports facilities for a welcome change of pace.

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