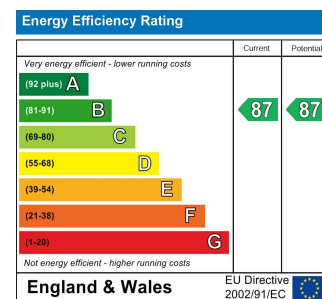
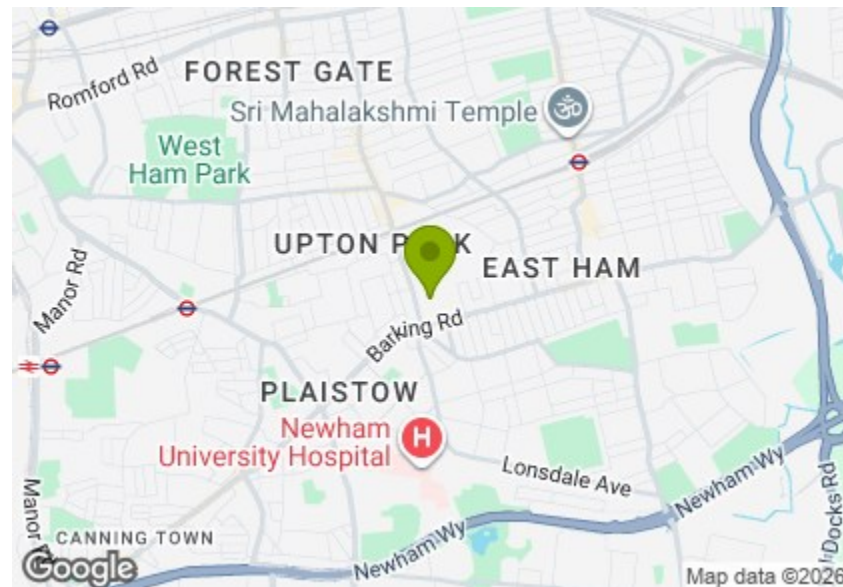


Third Floor

Total Area: 86.5 m<sup>2</sup> ... 931 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.



## SHIPBUILDING WAY, UPTON PARK

### Offers In Excess Of £450,000 Leasehold 3 Bed Apartment



#### Features:

- Three Bedroom Apartment
- Third Floor
- Dedicated Underground Parking
- Large Private Balcony
- Spacious Open Plan Kitchen And Reception
- Floor To Ceiling Windows
- Two Bathrooms
- Residents Gym
- Rooftop Terrace
- Close To Upton Park Station

Part of the sought-after Upton Gardens development, this spacious third-floor apartment (a generous 932 sq ft) offers three bright bedrooms, two bathrooms and an impressive open-plan kitchen/living space that opens onto a huge private balcony. Residents enjoy lift access, an exclusive concierge service, a well-equipped gym, secure underground parking and beautifully landscaped communal gardens. Set in vibrant E13, the location is as convenient as it is lively: Upton Park station is just a six-minute walk, while Forest Gate and the Elizabeth line are 1.3 miles away, whisking you into the West End in record time.

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0203 397 2222

**E4 & N17**  
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0203 369 6444

**E17 & E10**  
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0203 397 9797

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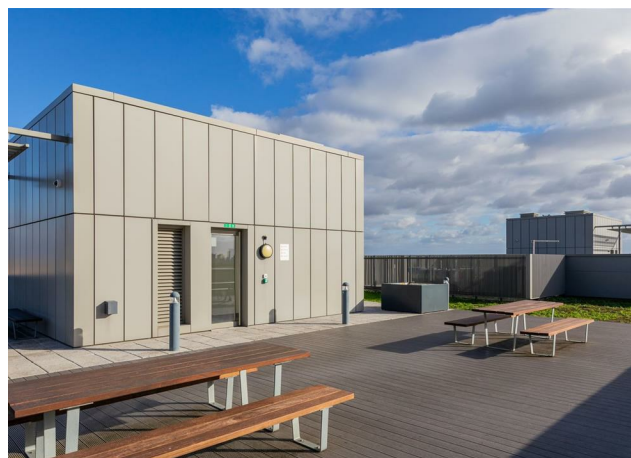
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IF YOU LIVED HERE....

A hidden gem on London's eastern edge, Plaistow balances green space and connectivity with ease. Hackney Marshes and Wanstead Flats are close by for weekend walks, while Stratford International offers fast links across central and south London and beyond, plus easy routes out via the North Circular.

The entire apartment block has been designed with modern living in mind, so you'll quickly come to appreciate luxuries such as the 12-hour concierge service and the 24-hour on-site gym. In the summer, the communal gardens and roof terrace offer additional outdoor spaces to enjoy and socialise with your neighbours. The apartment also benefits from improved energy efficiency, so you'll rarely use the heating even in the winter months.

Behind a secure entrance, this apartment feels instantly calm and welcoming, with an impressive amount of no less than four built-in cupboards in the wide hallway to greet you. Hardwearing Amtico flooring runs throughout, setting a warm tone from the moment you step inside.

The hub of the home is the open-plan kitchen and reception room, where large floor-to-ceiling windows flood the room with light. The kitchen sits smartly along the back wall with grey cabinetry and integrated appliances for a clean, streamlined finish. A glazed door opens onto a private, sheltered balcony stretching the full width of your new home, a generous almost 27 feet of usable year-round outdoor space thanks to

its sheltered aspect, wooden decking, characterful brick feature wall and glass balustrade for uninterrupted views.

The three double bedrooms are equally as impressive: spacious, plushly carpeted and filled with natural light. The principal benefits from an ensuite with a shower and a mirrored wardrobe.

The bathroom introduces a crisp, modern look, fully clad in white tiling with dark wenge accents. A white suite with a glazed bath and shower combination, a niche below the basin to store towels and a mirrored cabinet provides ample storage to keep surfaces clear and organised.

Beyond, you have some truly hidden gems on your doorstep. For a sociable pint or Sunday roast, the Boleyn Tavern, a gloriously traditional boozier with a huge horseshoe-shaped bar, is just around the corner.

WHAT ELSE?

Upton Park is served by the District and Hammersmith & City lines putting Liverpool Street Station a 21-minute ride away, making commutes simple and efficient. Travel two stops west to West Ham for access to the Jubilee line and the DLR or two stops east to Barking for train services to the Essex seaside.



A WORD FROM THE OWNERS....

"This flat was our first home and we have absolutely loved spending the past five years here ever since the building was first opened. Our home has been the perfect place to have and raise our two small children, thanks to its open-plan layout, ample storage spaces, and incredible insulation which means we almost never need to turn the heating on, even in winter! The flat is also extremely well-connected; just a short walk from Upton Park station and 15-20 minutes away from hotspots like Stratford and Canary Wharf. The underground parking space has also been a revelation, making it so much easier to do big supermarket shops and to venture further out to nearby places like Epping Forrest or deeper into the Kent and Essex countryside. What we will miss most in Upton Gardens is the brilliant community and friends that we have made here. The development is so close knit that making friends is easy, particularly with the amount of outstanding schools and nurseries nearby, green spaces such as Central and West Ham park, and excellent social spots like The Boleyn Tavern (best burgers in East London!) and the recently opened Starbucks. We have had an incredible time as part of this community and will genuinely miss our flat and the lifelong friends we've made here."

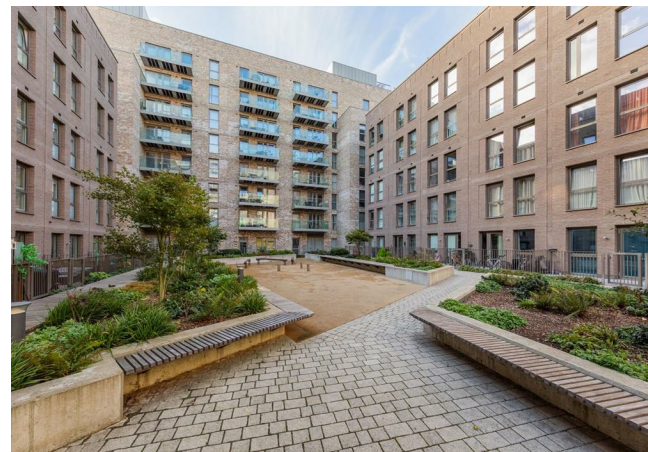
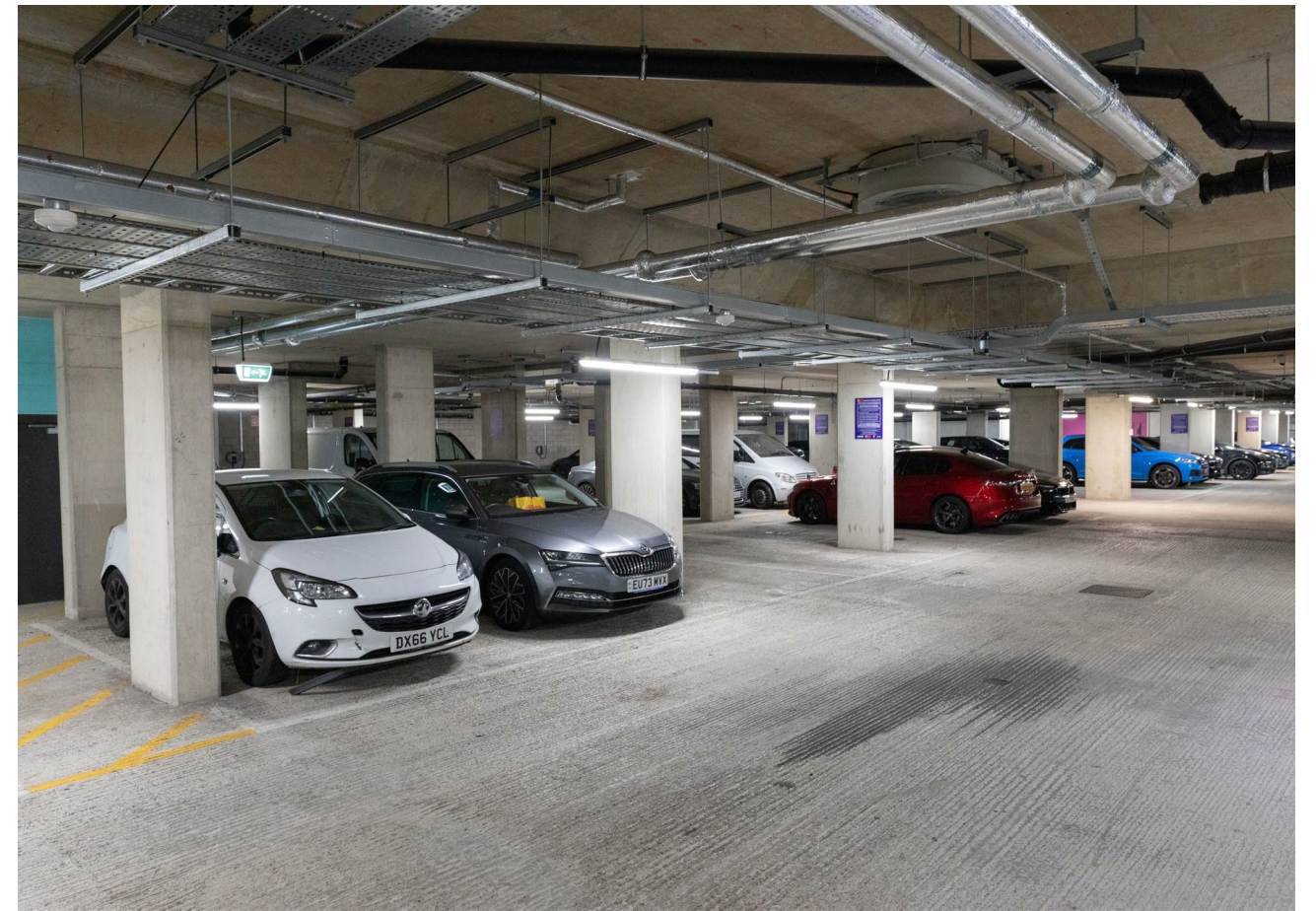
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**Kitchen/ Reception Room**  
17'3" x 15'7"

**Bedroom**  
12'7" x 9'6"

**Balcony**  
26'8" x 5'4"

**Ensuite**  
6'11" x 5'0"

**Bedroom**  
15'5" x 9'0"

**Bathroom**  
6'10" x 6'6"

**Bedroom**  
10'9" x 9'1"



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