

## Shipbuilding Way, E13 9GL

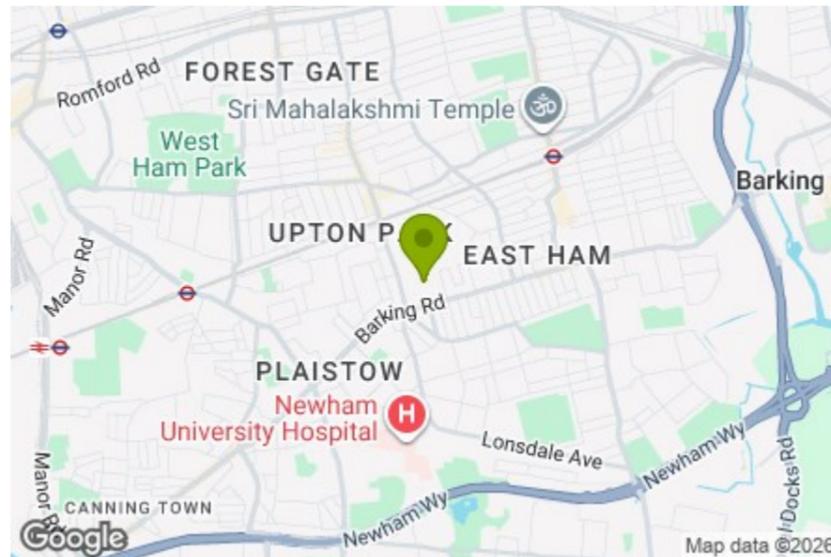
Approx Gross Internal Area = 153.26 sq m / 1650 sq ft  
Roof Terraces = 34.92 sq m / 376 sq ft  
Total = 188.18 sq m / 2026 sq ft



Ref : Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

- Reception Room  
16'2" x 15'5"
- Kitchen / Dining Room  
20'6" x 11'7"
- W.C  
6'3" x 4'6"
- Lounge  
14'1" x 7'10"
- Bedroom  
14'4" x 10'3"
- Bathroom  
14'1" x 7'10"
- Bedroom  
14'5" x 11'7"
- Bedroom  
15'5" x 14'6"
- Ensuite  
6'10" x 5'0"



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



## SHIPBUILDING WAY, UPTON PARK

Guide Price £470,000 Leasehold  
3 Bed Apartment



### Features:

- Three Bedroom Duplex Apartment
- Two Bathrooms plus WC
- Two Terraces with Far Reaching Views
- 1600 sq feet
- Chain Free
- Parking with EV Hookup
- Hidden Room Perfect for a Home Office

Unfolding over two floors within a modern development, this is an especially generous three-bedroom duplex apartment, with an open plan kitchen/diner, reception, lounge, two bathrooms, one WC, two private terraces, a concierge service, gym facilities, not to mention the immaculate finish throughout.

As for the location, not only is it a mere six minute stroll to Upton Park tube, Forest Gate is 1.3 mile further, where you can hop on the Elizabeth line and whizz into the West End at super speed. The property is on the market chain-free, too.

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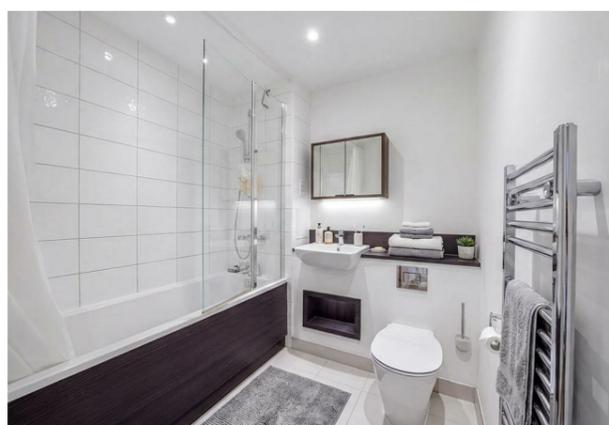
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**IF YOU LIVE HERE...**

This whole development has been designed with modern living in mind, so you'll soon become accustomed to little luxuries like the concierge and gym. Within the walls of your own 1600 square foot home, there's as much to appreciate, too...

Enter on the first floor and you'll find your open plan kitchen/diner, which is full of natural light and with smart engineered flooring sweeping the length. The kitchen area has glossy cabinets and contemporary appliances, so cooking will always be a pleasure. Also on this floor, you have a smart bedroom, WC and in-built storage - a real convenience, and handy for guests, too.

Head up to the second floor for two further bedrooms, which are just as smart. One has a sleek ensuite, and there's another immaculate bathroom off the spacious hallway. You also have a large reception and adjoining lounge on this floor, so you've got many opportunities to spread out as a household, as well as come together.

Up on the third floor, the roof terraces (that's right, plural) will be your

favourite places for relaxing on warm days. You've got a great view of London from up there - and as they're facing both south and north, you can soak up optimum rays.

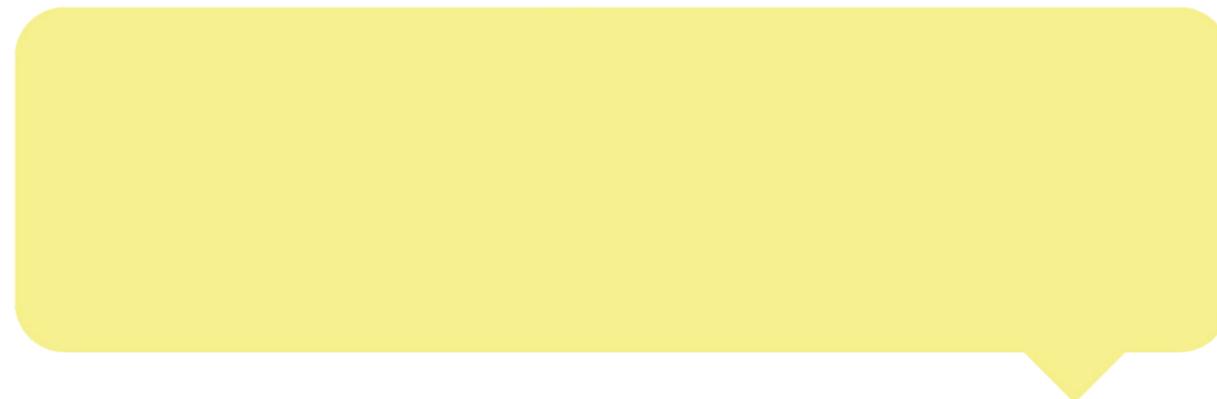
Outside, beyond your well maintained communal gardens, you have a few little hidden gems on your doorstep, from the up-and-coming community of Plaistow to the burgeoning scene around Upton Park and Forest Gate. You've also got a surprising amount of open space nearby considering all the urban buzz - you're just 0.7 miles from Central Park, while the sprawling Wanstead Flats and the iconic Docklands area are easily reachable, too.

**WHAT ELSE?**

-Upton Park is served by the District and Hammersmith & City lines. Travel two stops to West Ham for access to the Jubilee line and DLR, or Barking for train services to the Essex seaside.

-Your new local is Boleyn Tavern - a gloriously traditional boozier with eye-catching monochrome floors and a huge horseshoe-shaped bar. It's just a couple of minutes away on foot.

-The main thoroughfare of Barking Road has plenty of convenience stores for any last minute essentials you may need.



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