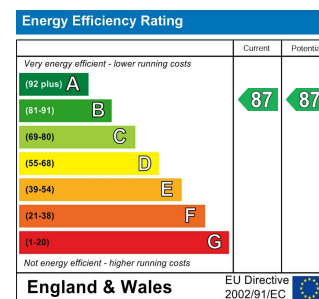


Sixth Floor

Total Area: 106.2 m² ... 1144 ft² (excluding balcony)
All measurements are approximate and for display purposes only



IRONWORKS WAY, UPTON PARK

Offers In Excess Of £470,000 Leasehold 2 Bed Flat



Features:

- Two Double Bedroom Apartment
- Two Bathrooms
- Large Open Plan Reception
- Floor To Ceiling Windows
- Approx 40ft Balcony
- Built In Storage
- Close to Upton Park Station
- Concierge Service
- Dedicated Parking Space
- Moments to Priory Park

A magnificent two double bedroom apartment with an extensive private balcony. In a purpose built complex that has smart communal gardens, cycle storage, a dedicated parking spot, concierge service and a state of the art resident's gym.

Only nine minutes away on foot, you'll find Upton Park station. With an impressive selection of direct trains to Liverpool Street, King's Cross, Victoria, Embankment and Shepherd's Bush.

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0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

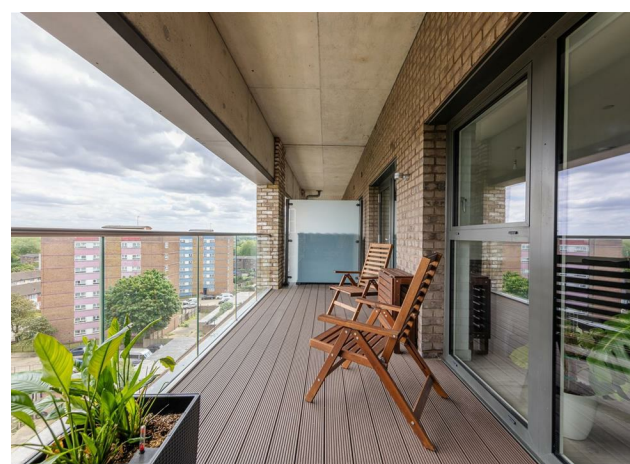
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IF YOU LIVED HERE...

Your enormous, 510 square foot, open plan reception, kitchen and diner will take your breath away with fantastic cityscape views from the floor to ceiling windows and patio doors. Blonde hardwood style vinyl flows across the floor and smoky grey cabinets frame a chrome integrated chef's oven and microwave. Your breakfast bar subtly divides the kitchen and dining spaces which can be further enhanced by the accent lighting overhead. Stepping through the patio door you'll find a forty foot long private balcony with exposed brickwork, decked flooring and the best of that beautiful skyline.

Back in the hallway, you'll enter your sophisticated bathroom, with a full white suite including shower over the tub, dark timber panelling and smooth sandstone tilework. Your 230 square foot principal bedroom has soft, plush carpet underfoot and a large bright patio door with alternative access onto your balcony. There's also another stylish en suite shower room with similar tasteful decor as the family affair. Completing things is a second handsome double bedroom.

Outside, and you have wide choice of open green spaces within easy reach. Closest is Priory Park, just across the road with its large children's area, while Central Park is just a half mile on foot and home to cafes, open rolling greenery, walking trails and tennis courts. Perfect for morning runs, evening strolls or just exercising furry friends. For date night you'll find Caloroso Pizza less than a mile from your front door, for a great selection of gourmet pizzas (including some tasty vegetarian and vegan options) and delicious signature cocktails.

WHAT ELSE??

- Get your freshly baked sourdough loaves and a warming roasted coffee down at Central Park Café, this dog friendly bakery and coffee house is a firm favourite amongst the locals.
- Your new local will be the Boleyn Tavern on Barking Road, with the longest bar in Britain and a huge stained glass domed roof. This friendly majestic gastropub has no less than seven different themed areas within its welcoming doors.
- Don't forget you have two useful purpose built storage cupboards in your entrance hall. Always a welcome addition to London apartment living.



A WORD FROM THE EXPERT...

"We loved living in our wonderful Upton Gardens flat for the past 6 years. Its ample space and storage inside, combined with its large balcony made it an ideal family home: from waking up with a first refreshing coffee on the sunny balcony, to enjoying some wonderful fireworks shows over the East London skyline from our comfy sofa at night time!

We enjoyed many strolls in one of the various nearby green parks, regularly went to pick up fresh - and often exotic!- fruits in the lively Queen's market down the street and loved catching up with friends in the splendid Boleyn pub just around the corner. Getting to the centre of London was a breeze with Upton Park station less than a 10 mins walk away, while we also spent many afternoons shopping in Stratford's Westfield mall as it was just a 15 min bus ride away. This flat for sure will be an amazing home for its new owners!"

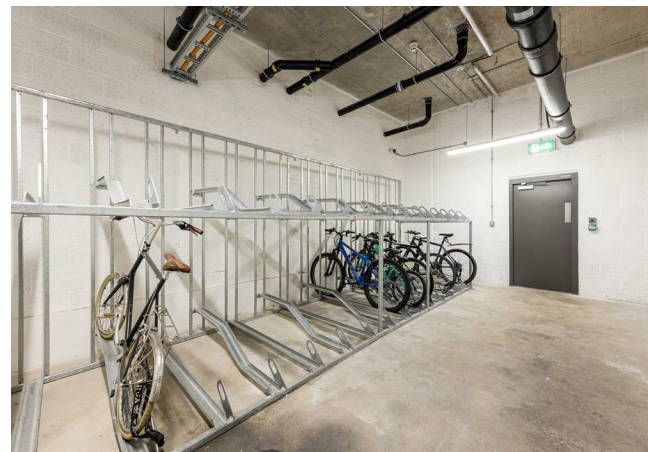
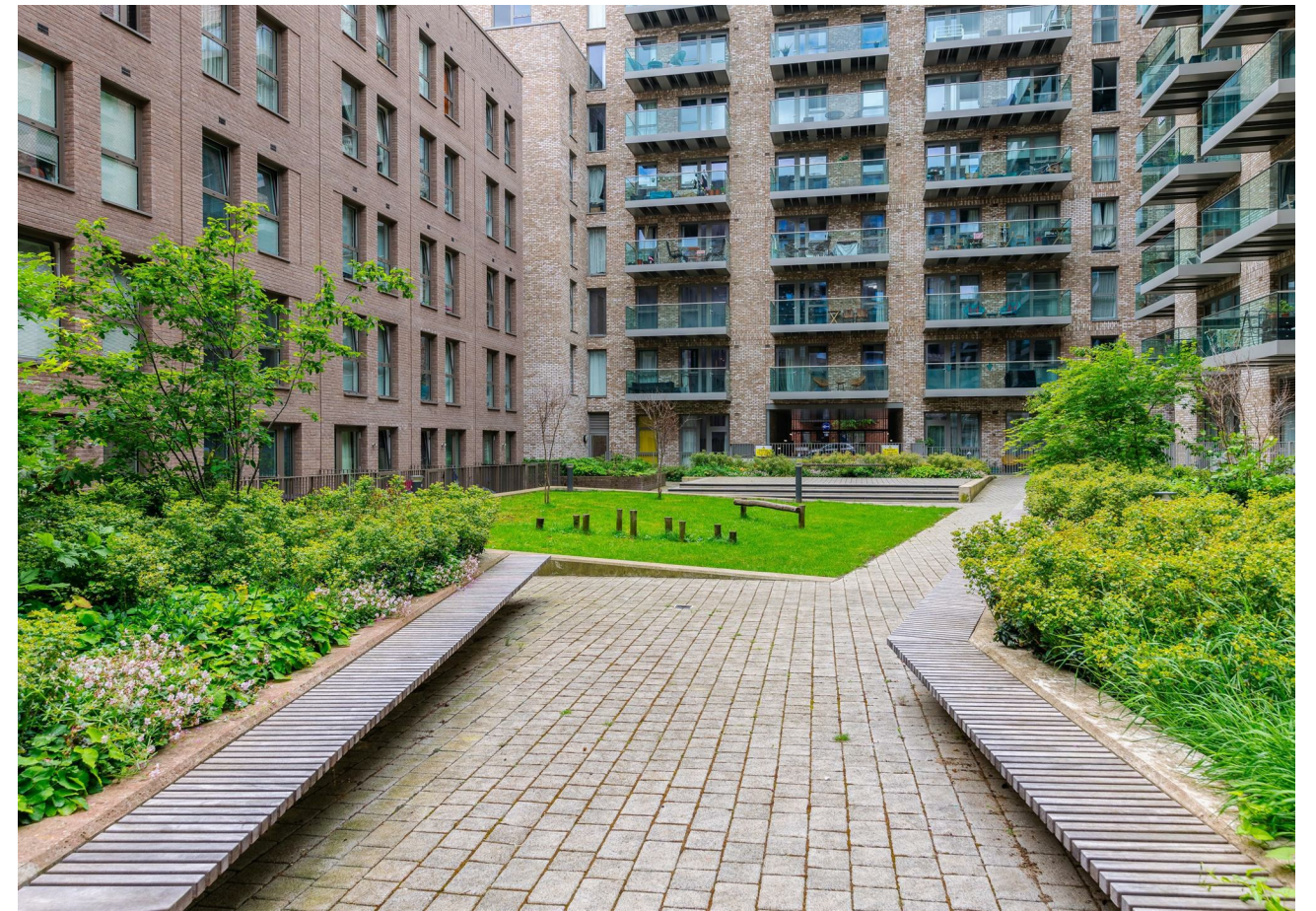
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Kitchen/Reception Room

17'11" x 28'6"

Ensuite

6'9" x 5'0"

Bedroom

9'10" x 21'5"

Balcony

39'8" x 6'5"

Bedroom

10'8" x 21'5"

Bathroom

8'0" x 8'11"



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