



# For Sale

## Apartment

Shipbuilding Way | London | E13

Asking Price £450,000 | Leasehold

1 Reception | 3 Bedroom | 2 Bathroom

- Three Double Bedroom Apartment
- Full Length Step Out Balcony
- Secure Parking Space
- Apartment Situated on the 6th Floor
- Benefits from 24h concierge service
- Residents' gym
- Located 0.3 miles to Upton Park Tube Station
- Communal Roof Terrace & Garden Available
- Leasehold | Chain Free
- Newham Borough of London | Band C



*Hawks*

FREEDOM TO MOVE



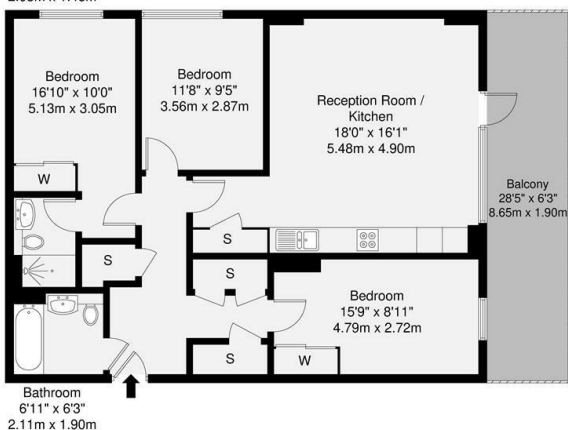


Chapman House, Shipbuilding Way, E13

GROSS INTERNAL AREA  
91.0 sq m / 979 sq ft



Shower Room  
6'10" x 4'9"  
2.08m x 1.46m



GROSS INTERNAL AREA (GIA)  
91.0 sq m / 979 sq ft

TOTAL STORAGE SPACE  
6.2 sq m / 67 sq ft

EXTERNAL FEATURES  
16.4 sq m / 176 sq ft

RESTRICTED HEAD HEIGHT  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	87	87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks are delighted to present this beautifully presented and immaculate three-bedroom, leasehold apartment, situated within the highly sought-after Upton Gardens development.

Ideally located just moments from Upton Park Station, the property also benefits from the added convenience of a secure underground parking space.

The apartment boasts a generous layout with three well-proportioned double bedrooms, one of which includes an en-suite shower room. The spacious entrance hall provides access to all rooms, including the family bathroom, and offers plenty of additional storage space, including a cupboard for utilities.

The open-plan living, kitchen, and dining area is a highlight of this stunning apartment. Bathed in natural light from the balcony doors and windows, the space is both stylish and modern. The kitchen is equipped with integrated appliances, perfect for contemporary living.

Additionally, residents can enjoy full access to the on-site gym maintained in the development which is included within the service charge as well as the roof top access and the other gardens in the entire development.

Service Charge=£4,300 p.a.

Ground Rent=£450 p.a.

EPC | B

Council Tax | London Borough of Newham | C

Please call 0203 002 6769 to arrange a viewing.



*Hawks*

Hawks

11 Albany Parade High Street, Brentford,  
London, TW8 0JW

T: 0208 568 2342

E: brentford@hawksproperty.com

