



96 Lyall House 2 Shipbuilding Way, London, E13 9DW

£2,150 Per month



A premium 2-bedroom, 2-bathroom apartment located in this modern development and situated on a high floor offering stunning views from you own private balcony. Residents enjoy a private gym, cycle storage & concierge service. Excellent transport links all in close proximity to the development including Upton Park station (District and Hammersmith & City Line) only 0.3 miles away.

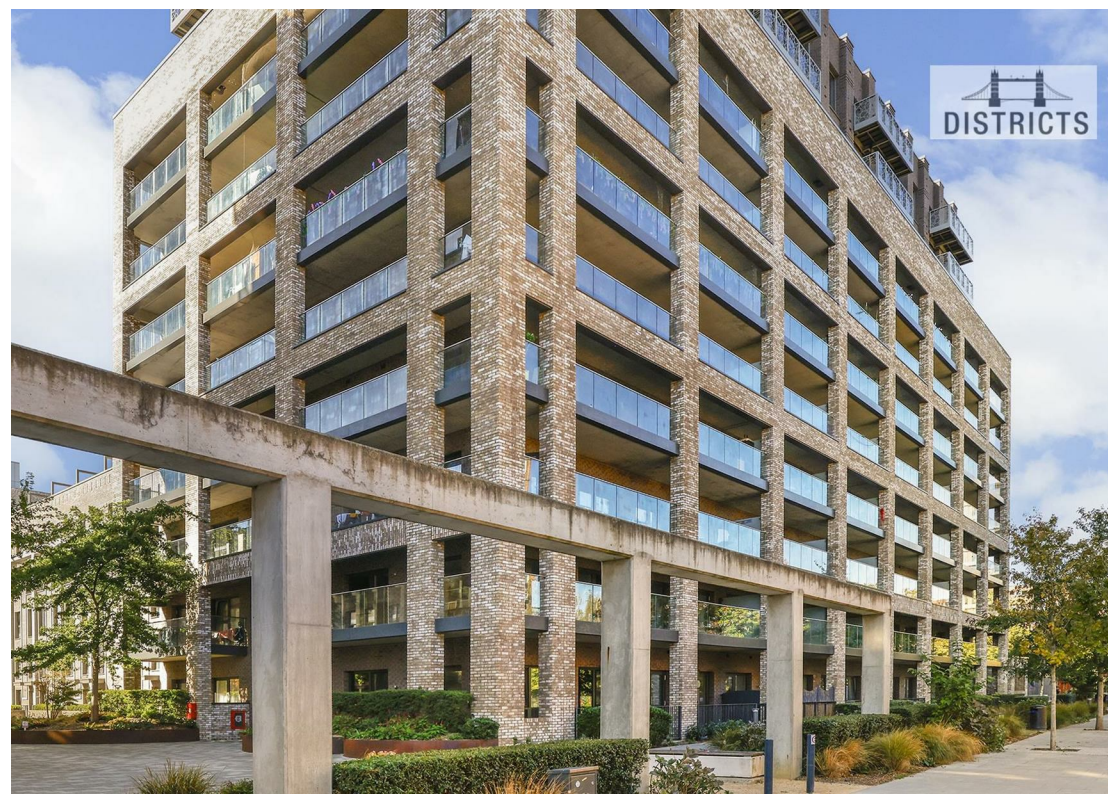
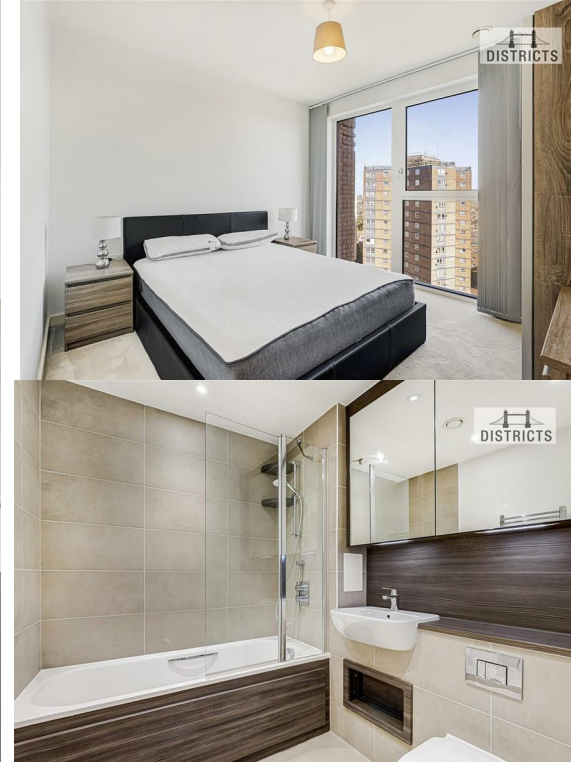
This stylish apartment is located on the 10th floor and consists of two double bedrooms and two bathrooms. The living area is well appointed comprising an open plan reception with modern integrated kitchen, private balcony and great storage. Both bedrooms are generous in size and furthermore offer an ensuite bathroom and one family bathroom. Property is immaculate and the bedroom carpets and sofa have been steam cleaned. Offered furnished, available now and parking by separate negotiation.

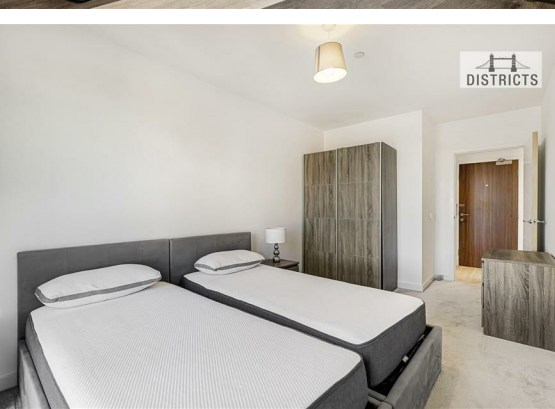
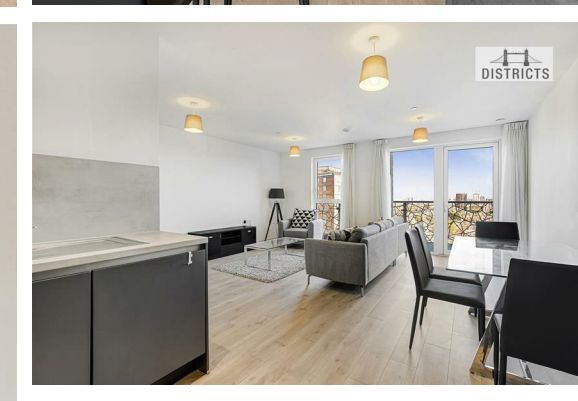
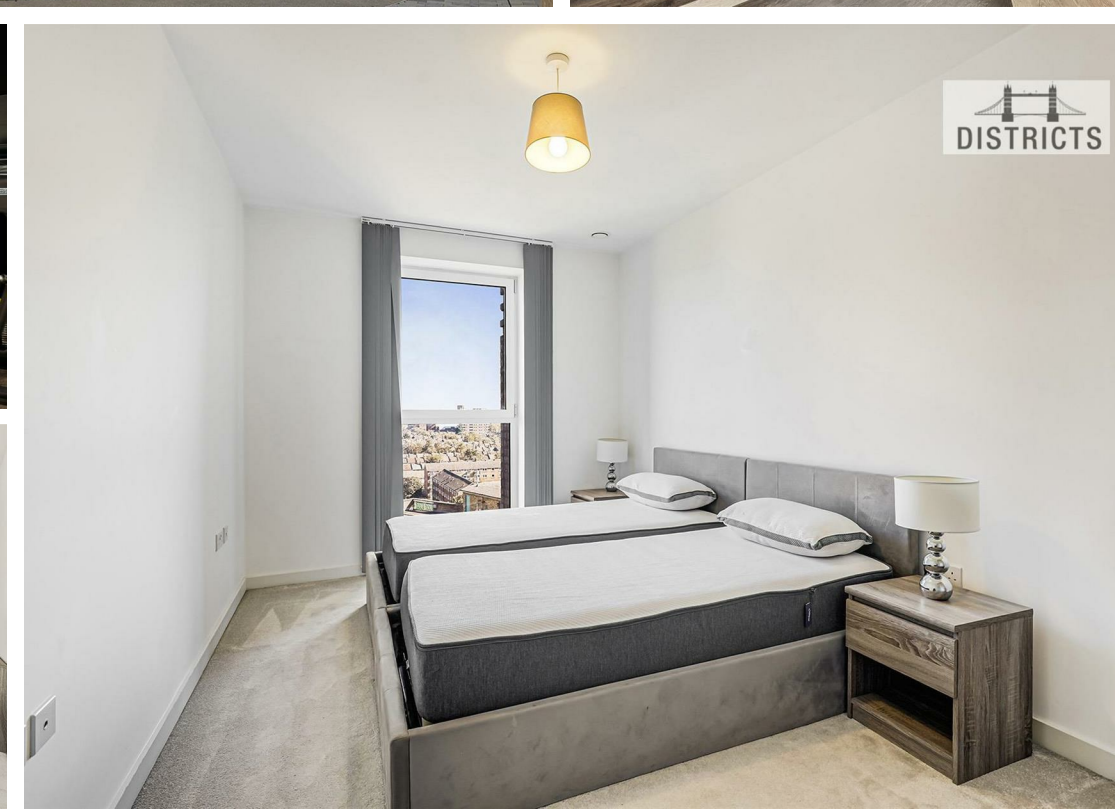
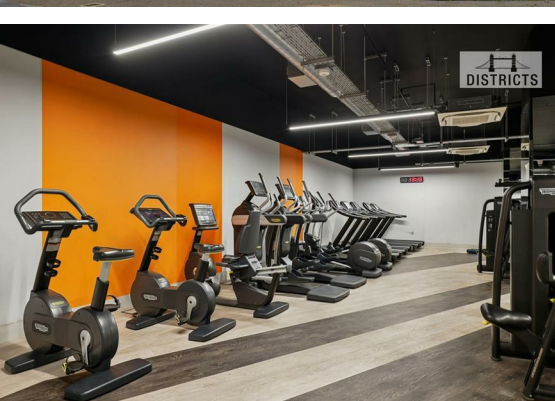
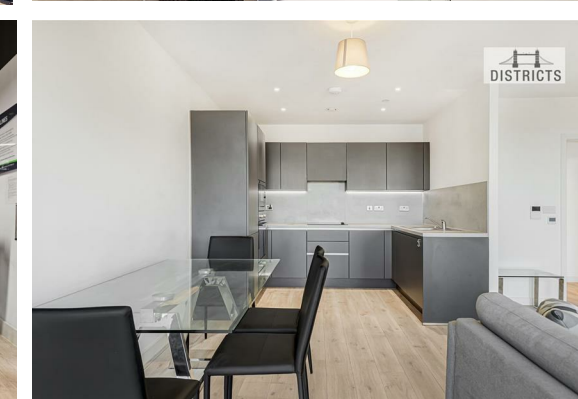
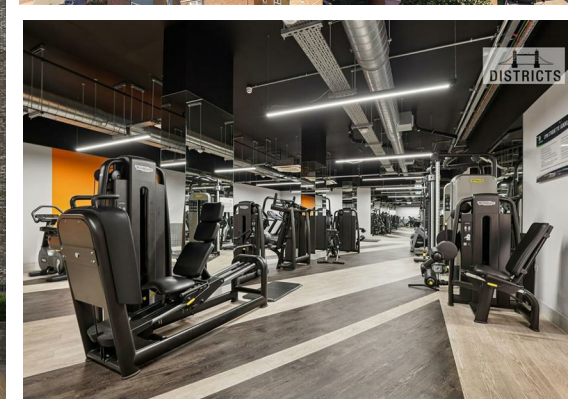
Rent: £2,150pcm / Furnished

Council Tax Band: Newham - C
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £461 (1 weeks rent, subject to agreed offer)

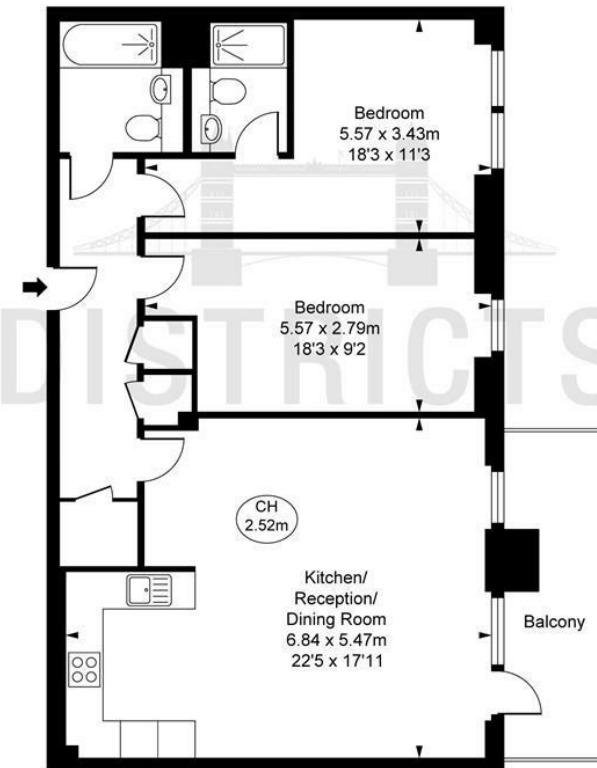
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water & heating – Mains | Internet: Fibre

To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Newham Council Planning & Building





Lyall House,
 Shipbuilding Way, E13
 Approximate Gross Internal Area
 81.02 sq m / 872 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 © Fulham Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.