



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

£485 Per week



A premium 2-bedroom, 2-bathroom apartment located in this modern development and situated on a high floor offering stunning views from your 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.

Council Tax Band: Newham - C
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £485 (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



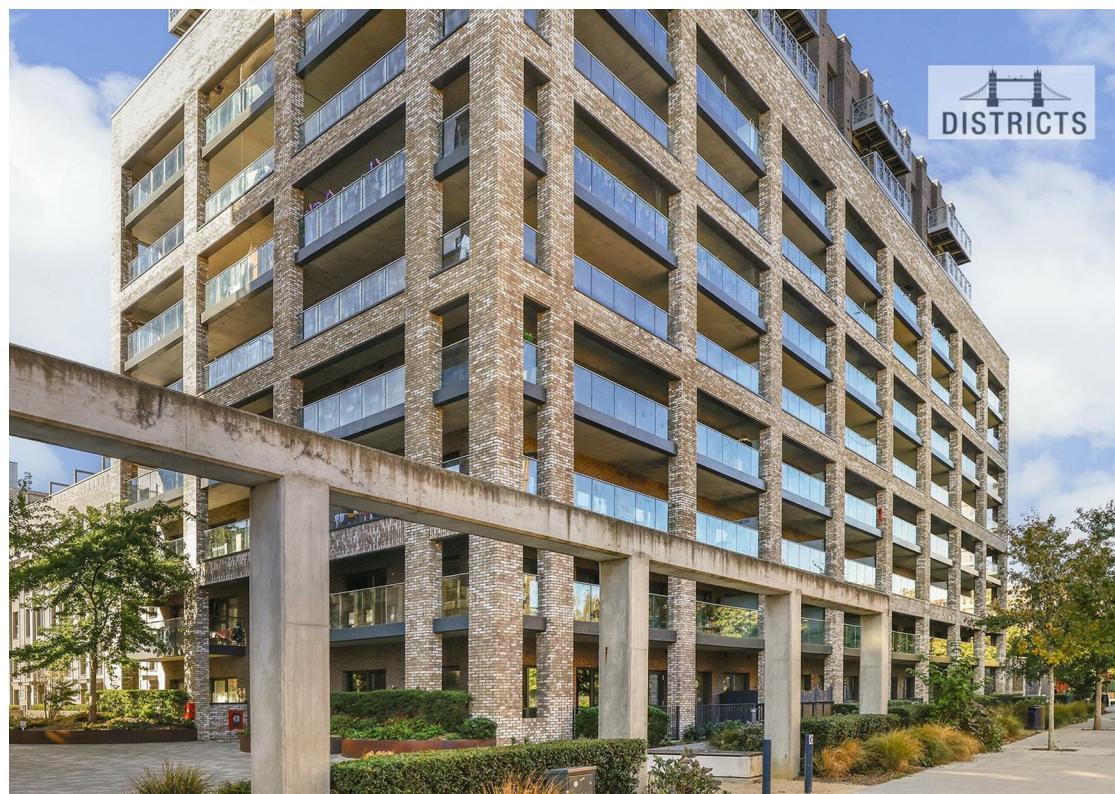
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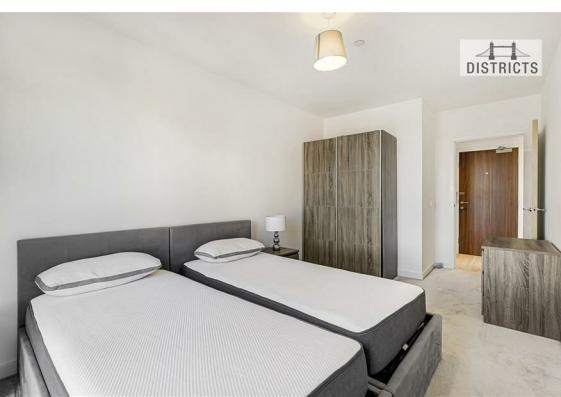
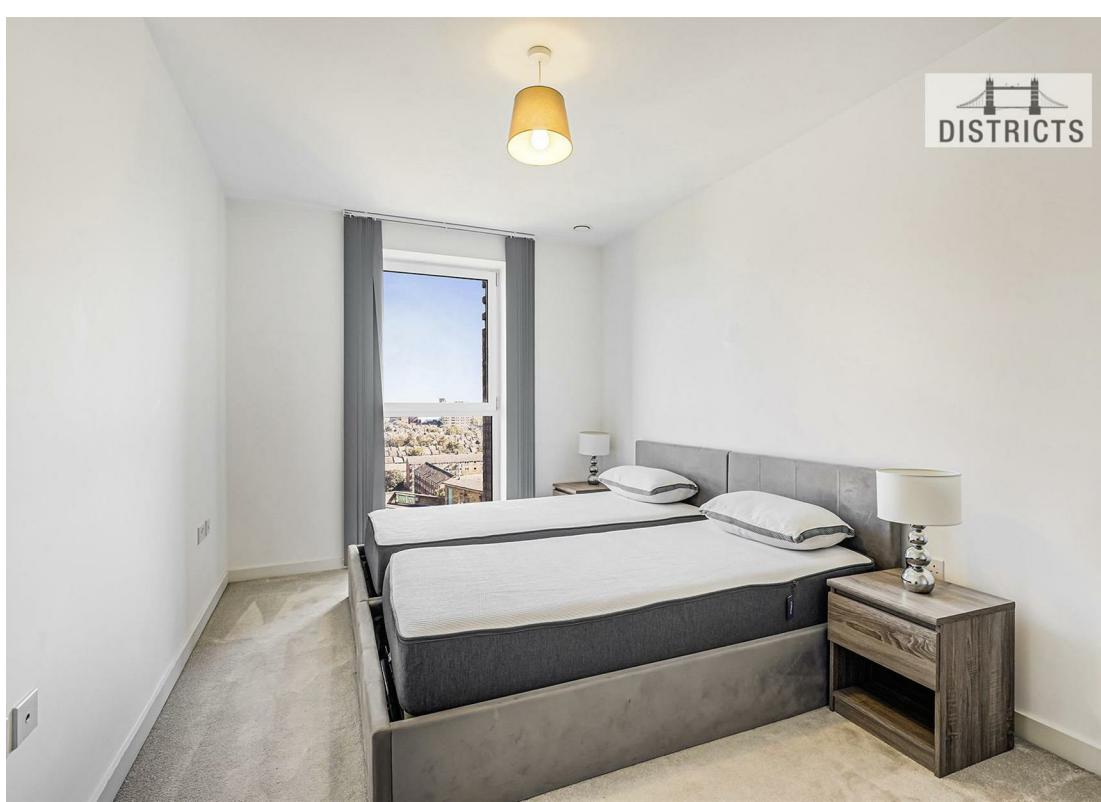
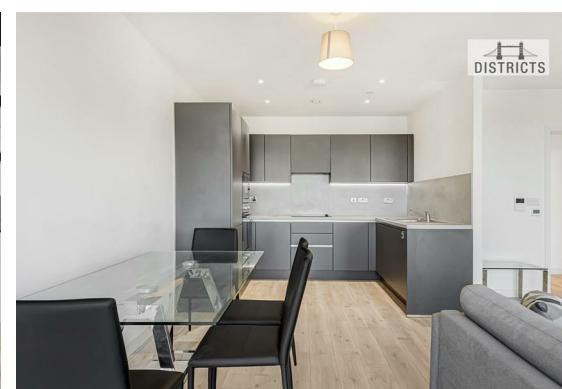
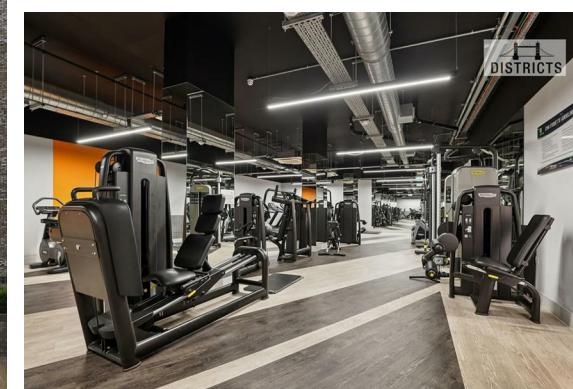
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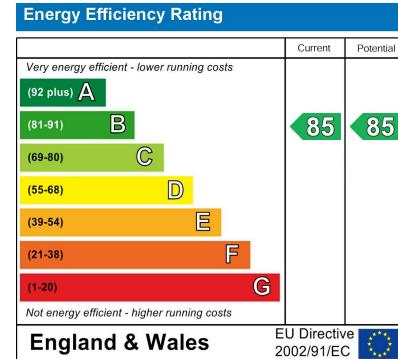
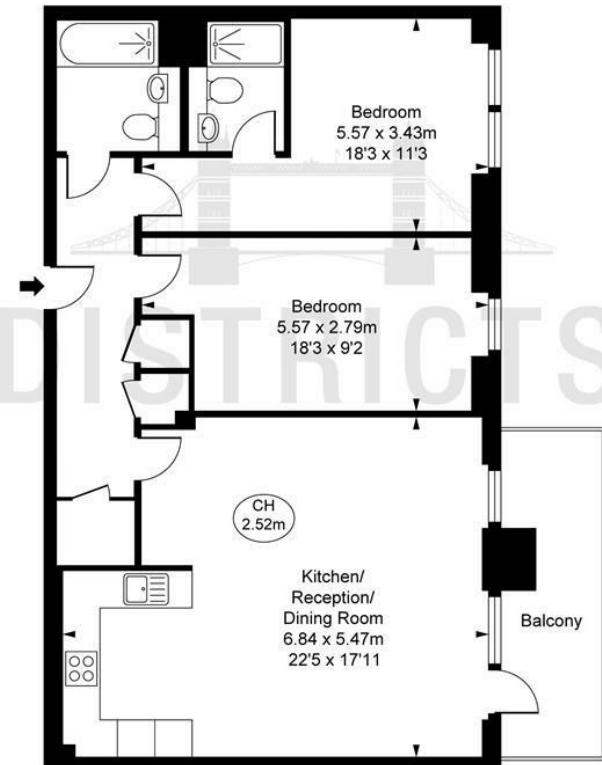
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Lyall House,
Shipbuilding Way, E13
Approximate Gross Internal Area
81.02 sq m / 872 sq ft
(CH = Ceiling Heights)



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.
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