



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH
T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

IRONWORKS WAY PLAISTOW



OIEO **£335,000 FOR SALE**

REF: 2807914

1 Bed, Purpose Built Apartment, Private Balcony

Spacious one bed apartment over 700 sq ft - Short walk to Upton Park Station - Open plan living - Chain free - Large private balcony - Bike storage

A stunning modern apartment, with a delightful private balcony and communal gardens set within a popular modern development benefiting from concierge services and an on-site resident's gym and sold completely chain-free. The apartment is in a prime location only being a 6 minutes' walk from Upton Park station. Upon entering the apartment the wooden floored entrance hall has plentiful inbuilt storage, leading into a bright and airy open plan kitchen/living room. The well designed living area h... [continued below](#)

Train/Tube - Upton Park

Local Authority/Council Tax - Newham

Tenure - Leasehold

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Exterior



Hallway



Bedroom



Open plan kitchen/living



Kitchen



Kitchen (alt)



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Living area



Balcony




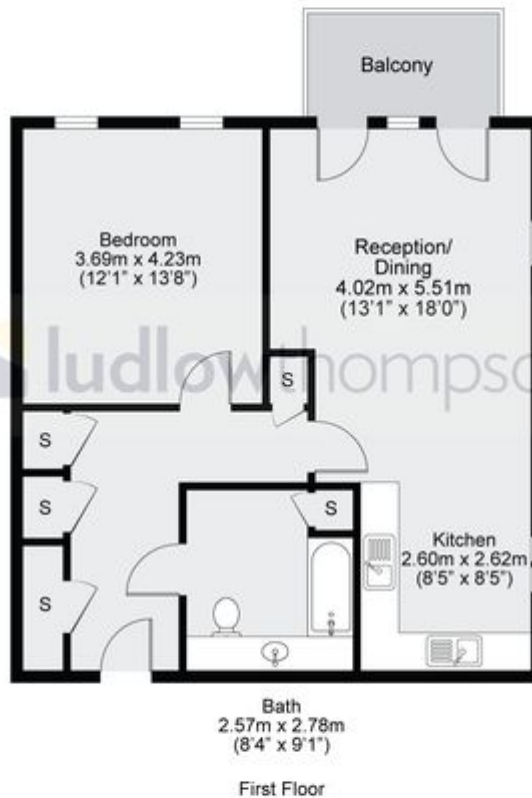
Bathroom



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Taylor House, Ironworks Way, E13 9GE 
Approx. Gross Internal Area = 66.0sqm / 710.4sqft



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

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Upon entering the apartment the wooden floored entrance hall has plentiful inbuilt storage, leading into a bright and airy open plan kitchen/living room. The well designed living area has direct access to a superb private balcony offering a fantastic space to entertain, enjoy the sunshine and perhaps create a potted garden. The contemporary finished kitchen benefits from plenty of storage and provides modern amenities and integrated appliances. The large double bedroom is flooded with natural light from two large floor to ceiling windows and also includes plenty of space for storage. The sleek and spacious bathroom has a modern three piece suite and stylish tiling.

Local transport links include Upton Park station where there are fantastic links to Monument and Bank via the District Line and Liverpool Station via the Hammersmith and City Line. The location also provides great access to Canary Wharf and London City Airport. The shopping destinations of Stratford Westfield and the iconic O2 arena and all of its shops, bars and restaurants are within easy reach. The location is also conveniently located near open spaces including Central Park and West Ham Park.

Tenure Details

Tenure - Leasehold

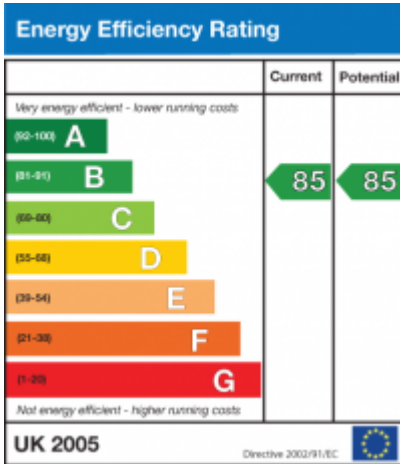
Lease Expires - 994 years

Service Charges - £2065.90 per year

Ground Rent - £350 per year



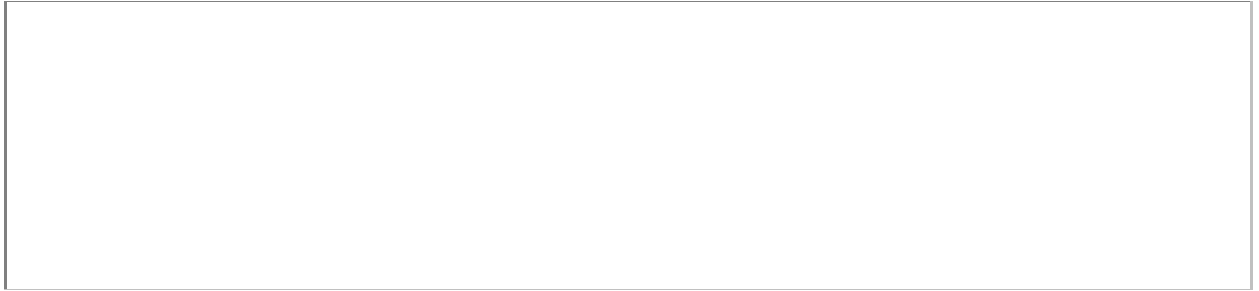
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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 2807914

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.