



Ironworks Way, London, E13 9GF  
Offers in excess of £500,000



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# Ironworks Way

London, E13 9GF

***With three double bedrooms, two bathrooms (one ensuite) and two private balconies, this property in Chamberlain Court is ideal for families or for those looking for a spacious, comfortable place to call home.***

***The building further benefits from concierge service and excellent local amenities.***

Welcome to this stunning flat located in the desirable Chamberlain Court, E13. This purpose-built residence offers a modern and spacious living experience, perfect for families or professionals seeking comfort and convenience in the heart of London.

Spanning an impressive 1,000 square feet, this third-floor flat features three well-proportioned bedrooms, providing ample space for relaxation and rest. The property boasts two stylish bathrooms, including an ensuite for the master bedroom, ensuring privacy and convenience for all residents.

The inviting reception room serves as the heart of the home, ideal for entertaining guests or enjoying quiet evenings in. Natural light floods the space, creating a warm and welcoming atmosphere. Additionally, the flat is complemented by two delightful balconies, perfect for enjoying a morning coffee or unwinding after a long day.

Residents of Chamberlain Court benefit from the added luxury of a concierge service, providing peace of mind and assistance with daily needs. The location is well-connected, offering easy access to local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate both urban living and the tranquillity of nature.

This exceptional flat combines modern living with practical features, making it a must-see for anyone looking to make a home in London. Don't miss the opportunity to view this remarkable property.



## Key Features

Three bedrooms

Two bathrooms (one en-suite)

Two private balconies

Concierge

Third floor

Fitted wardrobes

Council tax: Band C (Newham)

Service charge per annum: £5013.36

Ground rent: £450 per annum

Lease remaining: 119 years





Chamberlain Court is in a well-connected residential area with a strong community and amenities, attracting families, professionals, and investors. It offers excellent transport links, including Plaistow Underground Station, multiple bus routes, and proximity to Stratford International Station for national and international travel. Nearby, highly-rated schools such as Plaistow Primary School and Newham Collegiate Sixth Form provide quality education, while universities like Queen Mary and University of East London are easily accessible.

Local amenities include shops, supermarkets, and green spaces like Plaistow Park and West Ham Park, with Westfield Stratford City offering extensive shopping and entertainment options. The area is culturally rich, featuring diverse restaurants, markets, and community events, along with easy access to Stratford's attractions, including the Queen Elizabeth Olympic Park and Theatre Royal Stratford East, making it an ideal place for affordable living with excellent connectivity.





## Floor Plans

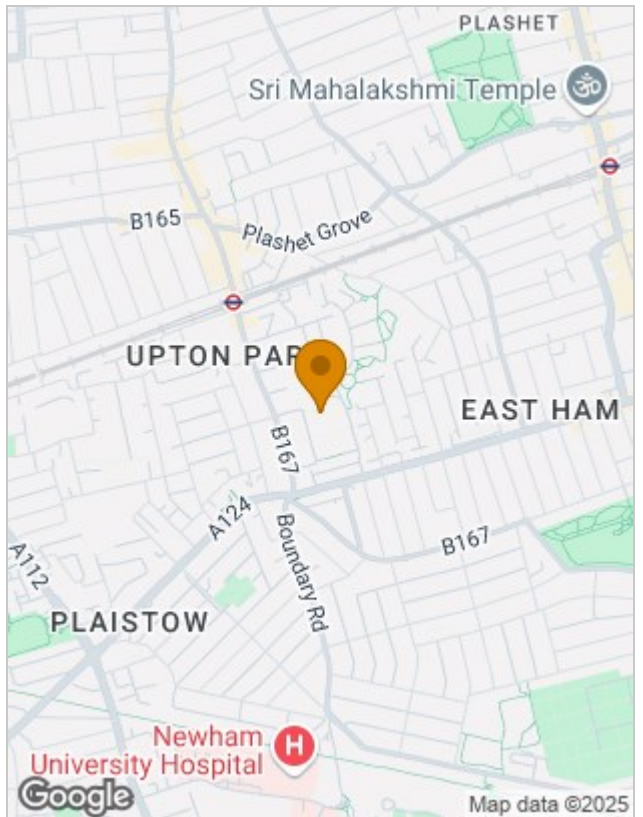


## Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

| Energy Efficiency Rating                    |  | Current | Previous |
|---------------------------------------------|--|---------|----------|
| Very energy efficient - lower running costs |  |         |          |
| (92 plus) <b>A</b>                          |  | 88      | 8        |
| (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 |  |         |          |

**England & Wales**

EU Directive  
2002/91/EC