



Lyss Homes



## Flat 48, 1, Paynter House Shipbuilding Way, London, E13 £465,000



Presenting a beautifully designed first floor two-bedroom apartment, situated on the historic former site of West Ham United's Upton Park stadium.

This modern property features two generously sized double bedrooms, both equipped with fitted wardrobes, providing ample storage and two bathrooms (one en-suite). Enjoy the comfort of underfloor heating throughout and abundant natural light with dual aspect windows in the living room.

The separate kitchen is well-designed for functionality, and additional storage options are thoughtfully incorporated. Step outside to a large, wrap-around balcony, ideal for relaxing or entertaining.

Residents benefit from a concierge service, adding convenience and security. Located close to Upton Park station on the District and Hammersmith & City lines, commuting is easy. Explore the vibrant local scene with an array of independent shops and restaurants along Barking Road and Green Street, just a short walk away.

- Two bedrooms
- First floor
- Concierge
- Dual aspect windows
- Abundance of storage space

- Two bathrooms
- Wrap-around balcony
- Close to Upton Park station
- Spacious open-plan layout
- Popular location

