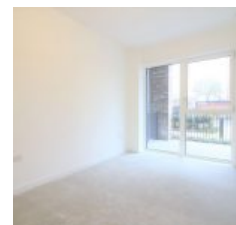
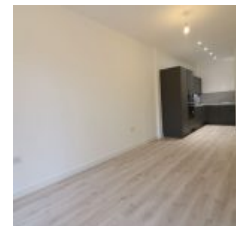


# Lyall House, Upton Park, London E13 9DW - £1,350 pcm / £312 pw



## Overview

- 1 Bed
- 1 Bath

Docklands Prestige Residential are delighted to offer this modern, stunning, ground floor one-bedroom apartment, located in Lyall House part of new development in Newham, Upton Gardens. The apartment benefits from:

- \* Open plan living/dining room
- \* Total area: 549 sq ft / 51 sqm
- \* Fitted kitchen with integrated appliances and mood lighting
- \* Family bathroom with a luxury finish
- \* Underfloor heating
- \* Generous storage unit

This beautiful apartment on the ground floor is featuring a kitchen with integrated appliances and a terrace accessible from the open plan living/dining room. The bathroom comes with Grohe brassware and bespoke mirrored wall-mounted vanity units. Benefits include underfloor heating, ample storage and engineered flooring to living areas. Totalling 549sq ft / 51 sqm.

Located in Newham and formerly home to the West Ham United Football Club ground, this exciting new development has a sporting heritage and will contribute to major regeneration in the area. On-site amenities will include a concierge service, residents' fitness suite and family play areas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.