




**Lyall House, Upton Park,
London E13 9DW
£1,350 pcm**

**Modern One Bedroom Fully
Furnished Apartment available
now close to Upton Park Tube
station, E13**

- **Luxury One Bedroom Apartment**
- **Spacious double bedroom**
- **Modern Designer Kitchen & Bathroom**
- **Open plan reception with dining area**
- **Family bathroom**
- **High Spec Finish**
- **Communal Gardens**
- **Excellent Transport Links**
- **Fully Furnished**

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Viewing
Reference

Strictly by appointment with Docklands Prestige Residential - Head
Office Telephone 020 7511 6311
RL4287

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.