



## Flat 57, Paynter House

Shipbuilding Way | | London | E13 9FG

Offers Over £290,000



**STRETTONS**

## Key features

- One Bedroom Second Floor Purpose Built Apartment
- Sold on a Chain Free Basis
- 117 Years Remaining on Lease
- Fully Fitted Kitchen with Integrated Appliances
- Balcony
- Communal Gardens
- Video Entry System for Added Security
- Underfloor Heating Throughout
- Service Charge - £1,440pa, Ground Rent - £100pa

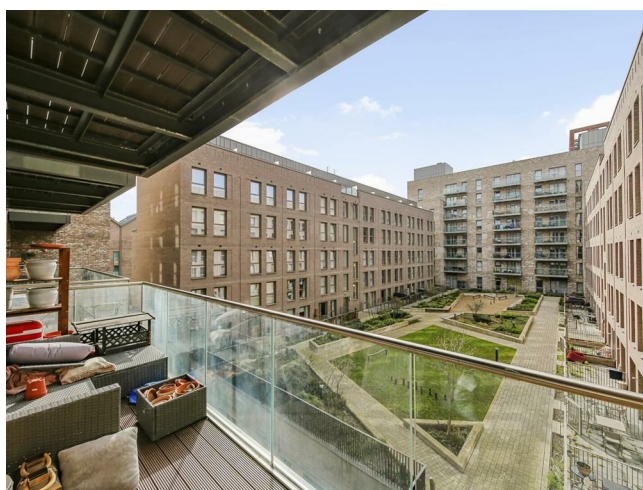
## Description

Situated in the heart of the modern Upton Gardens development, this beautifully presented one-bedroom flat offers contemporary living in a vibrant and sought-after location. Built just a few years ago, the property boasts sleek modern fittings and ample storage space, ideal for first-time buyers or investors.

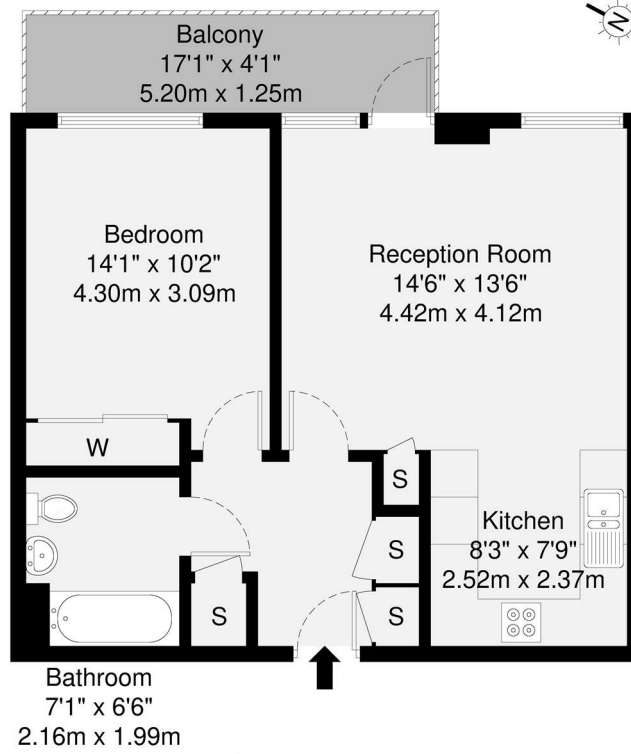
Located on the second floor with convenient lift access, the flat features a bright and spacious living area that leads out onto a private balcony - perfect for relaxing or entertaining. The open-plan kitchen is fully equipped with high-quality appliances and stylish finishes. The bedroom is generously sized, and the bathroom comes with premium fittings, ensuring a comfortable lifestyle.

Additional features include efficient underfloor heating throughout the property and secure entry to the building. The property is also offered on a chain free sale, providing a hassle-free purchase opportunity. Residents of Upton Gardens benefit from beautifully maintained communal gardens, offering a peaceful escape from city life.

## Directions







Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
50.5 sq m / 543 sq ft

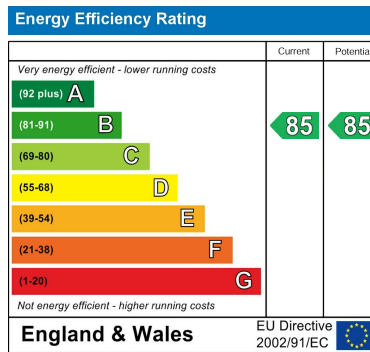
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.7 sq m / 29 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
6.5 sq m / 69 sq ft

RESTRICTED HEAD HEIGHT  
Larder and areas under 1.8m  
0.0 sq m / 0.0 sq ft

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



Council Tax Band C    EPC Rating B



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