



Thunderer Street, Upton Park, E13 9GT Offers In Excess Of £450,000



**** 3 BED 2 BATH APARTMENT OF ALMOST 1000 SQ FT WITH UNDERGROUND PARKING, RESIDENTS GYM & CONCIERGE. 0.3 MILES TO UPTON PARK TUBE - CHAIN FREE ****

* Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000 *

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

OC Homes are delighted to present to the sales market, this modern three bed two bath apartment with two private balconies within this modern development in Upton Park, E13. The Upton Gardens development situated on the site of the iconic Boleyn Ground, home of West Ham Utd FC for over 100 years, provides residents with a number of benefits including a private 2000 sq ft gym, concierge service and landscaped gardens. Upton Park Tube station is within 0.3 miles (8 minute walk) and provides great connections into central London via the District and Hammersmith & City lines. There are a choice of shops, cafes, restaurants and bars all located in close proximity to Upton Gardens via Green Street and Barking Road.

Accommodation comes in at an impressive 966 sq ft and comprises; three double bedrooms (one with en-suite shower room), bright and spacious open plan reception room with fully fitted kitchen, modern three piece bathroom, and two private balconies with views from both aspects. There is an allocated underground car parking space which is accessed via lift and is also gated with CCTV.

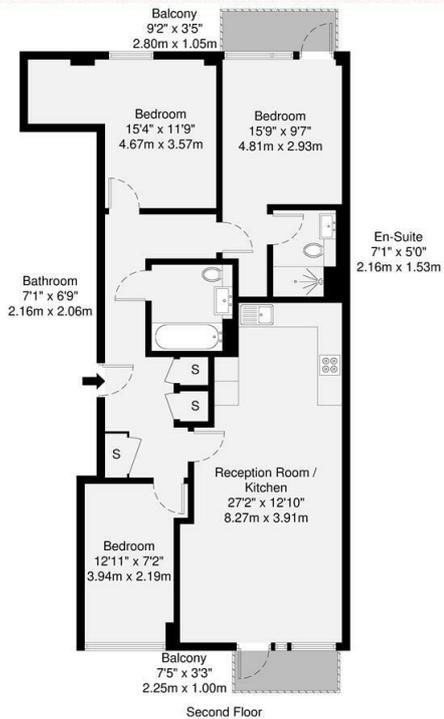
The property is situated by a number of local amenities as well as quick transport links to the City and Canary Wharf. It is offered chain free and ideal for buyers looking for a spacious apartment with on site benefits within an area of huge growth. To arrange a viewing please call the OC Homes sales team now.

- SECURE ONLINE AUCTION SALE
- THREE BED TWO BATH
- UNDERGROUND PARKING SPACE
- CIRCA 1000 SQ FT
- TWO PRIVATE BALCONIES
- CONCIERGE & GYM FACILITIES
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
The total area of the property
89.8 sq m / 966 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe areas
1.7 sq m / 18 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Transoms etc.
5.2 sq m / 56 sq ft

RESTRICTED HEAD HEIGHT
Limited on one side 1.3m
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



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	87	87

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current	95	95

England & Wales EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.