



Affinity View, Upton Park, E16

Asking Price: £500,000



Affinity View, Upton Park, E16

 1 Bedroom

 1 Bathroom

 Leasehold

This beautifully presented contemporary apartment offers a spacious double bedroom with a fitted wardrobe, a stylish open-plan living and dining area with a fully integrated kitchen, and a modern bathroom finished to a high specification. Floor-to-ceiling windows, wood flooring throughout the living space, and a Juliet balcony which allows natural light to flood the apartment, creating a bright and inviting home.

The generously proportioned bedroom benefits from soft carpeting and excellent built-in storage, while the open-plan reception provides the perfect space for both relaxing and entertaining. The Juliet balcony enhances the sense of space and offers an attractive view.

The contemporary bathroom has been thoughtfully designed and features a feature-lit mirrored cabinet, a semi-recessed ceramic basin, a heated towel rail, and a shower over a full-sized bath, complemented by elegant porcelain wall and floor tiling.

Residents of Twelve Trees Park will benefit from an exceptional range of lifestyle amenities, including a 24-hour concierge, residents' lounge, business lounge, co-working spaces, private meeting rooms, screening room, landscaped gardens, and a state-of-the-art gymnasium, all designed to provide a premium living experience as the development reaches completion.

Situated within the highly sought-after Twelve Trees Park development, the property enjoys one of London's best-connected locations. West Ham Station is just moments away, providing access to the Jubilee, District, and Hammersmith & City lines, the DLR, National Rail services, and the Elizabeth line via nearby interchange, offering fast connections to Canary Wharf, the City, Stratford, and the West End.





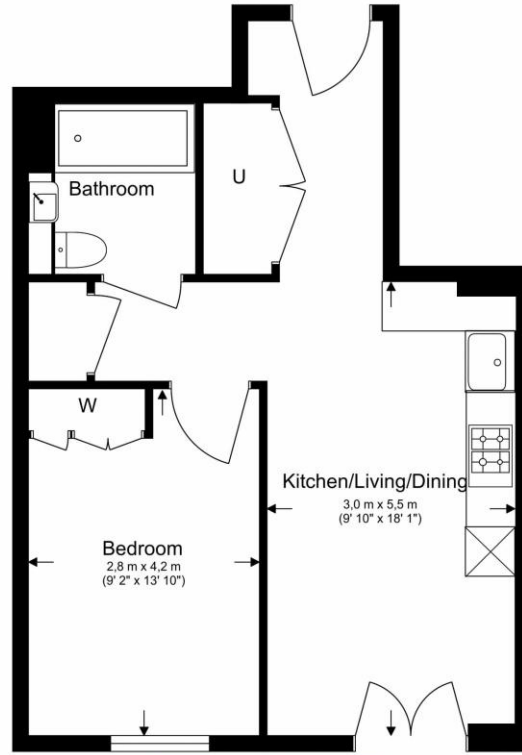
Property Features:

- One Bedroom
- Bathroom
- 24-hour Concierge
- Views of Canary Wharf & O2
- Juliet Balcony
- Gym
- Private Meeting Rooms



6th Floor

Total Gross Internal Area
44.2 Sq/m - 475 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £500,000

Tenure: Leasehold

Ground Rent: Nil

Service Charge: £2,707.50 (per annum)

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

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