

Redwood Tower, Affinity View, Upton Park, E16

Asking Price: £475,000

Benham & Reeves

Redwood Tower, 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.







Redwood Tower, Affinity View, Upton Park, E16







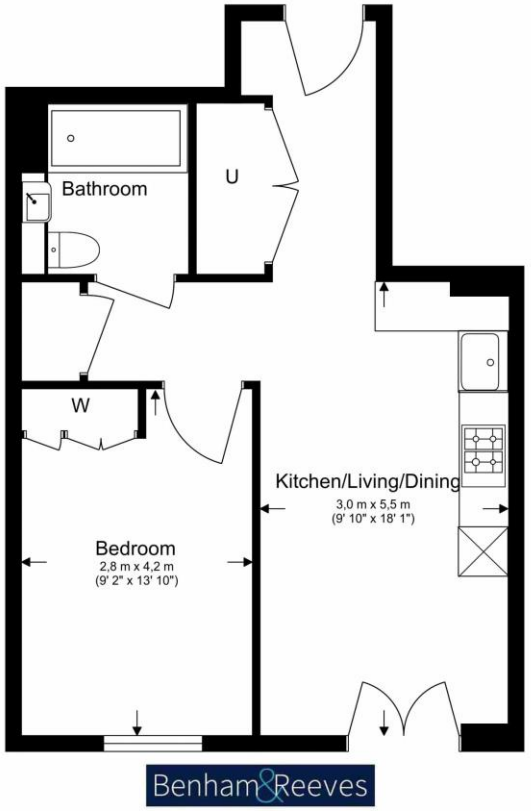
Property Features:

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

Redwood Tower, Affinity View, Upton Park, E16

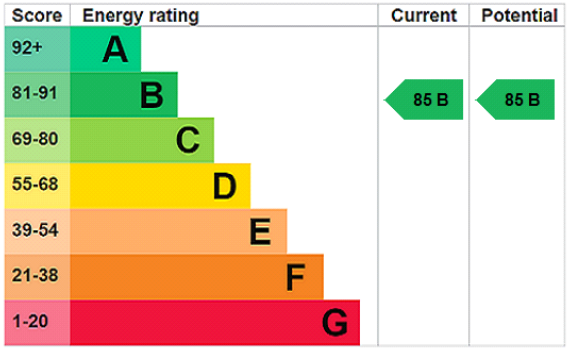
6th Floor

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



Benham&Reeves

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.



Redwood Tower, Affinity View, Upton Park, E16

Terms & Conditions:

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

Asking Price:	£475,000
Tenure:	Leasehold
Ground Rent:	Nil
Service Charge:	£2,707.50 (per annum) For the year 2026

Viewings:

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

Our reference: HAM260165

T: 020 8036 3200
E: canarywharf.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR