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HERE TO GET *you* THERE

Rathbone Market, London E16 1GY | Guide Price £140,000 - £160,000
Shared Ownership 40% Monthly Rent £723.24
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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**Shared Ownership 40%
Monthly Rent £723.24**

Centrally located in the vibrant Rathbone Market area of Barking Road, London, this modern flat offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms, making it ideal for small families or professionals seeking a spacious living environment. The flat includes a welcoming reception room, perfect for relaxation or entertaining guests, and a contemporary bathroom designed with modern fixtures.

Constructed in 2014, this property benefits from contemporary design and energy efficiency, ensuring a comfortable living experience. The location is particularly advantageous, with Canning Town Station just a short distance away, providing easy access to the Jubilee Line and the Docklands Light Railway (DLR). This makes commuting to central London and beyond both quick and convenient.

Residents will appreciate the proximity to a variety of local shops, supermarkets, and food outlets catering to all your daily needs. Additionally, the flat is ideally situated for those who enjoy leisure activities, with the Royal Victoria Docks and the Excel Centre nearby, offering a range of recreational options.

Families will find this location particularly appealing, as it is within the catchment area of several reputable schools, including Grange Primary School, St Helen's Catholic Primary School, and Eastlea Community School. This makes it an excellent choice for those prioritising education for their children.

In summary, this flat in Rathbone Market presents a wonderful opportunity for anyone looking to enjoy modern living in a well-connected area of London. With its spacious layout, contemporary features, and excellent local amenities, it is a property not to be missed.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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