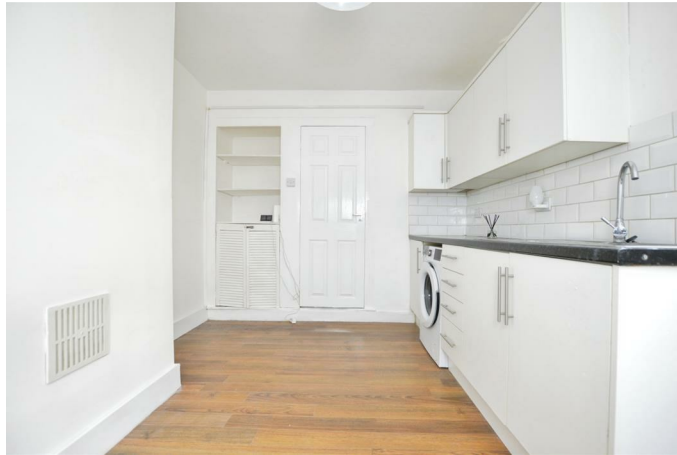




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Ling Road, Canning Town | Guide Price £300,000 - £325,000 Share of Freehold  
Call us today on 0207 474 2345



### 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.

Guide Price £300,000 - £325,000

Welcome to this charming flat located on Ling Road in the vibrant area of Canning Town. This delightful property features a well-proportioned reception room, perfect for relaxing or entertaining guests. The flat boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office.

The bathroom is conveniently situated, ensuring ease of access for all residents. This flat is ideal for those who appreciate a blend of modern living and the lively atmosphere that Canning Town has to offer. With its excellent transport links, you will find yourself well-connected to the rest of London, making commuting a breeze.

Whether you are a first-time buyer or looking to invest in a rental property, this flat presents a wonderful opportunity. The surrounding area is rich in amenities, including shops, restaurants, and parks, catering to all your daily needs.

Do not miss the chance to make this lovely flat your new home in Canning Town.

## Lounge

13'8" x 12'0"

The lounge is a bright space, featuring a large bay window that fills the room with natural light, complemented by neutral walls and plush grey carpeting. This inviting room offers ample space for relaxing or entertaining.

## Bedroom 1

10'10" x 10'3"

Bedroom 1 is comfortably sized with a large bay window providing plenty of natural light and a charming view. The room is finished with soft grey walls and grey carpet, creating a peaceful atmosphere.

## Bedroom 2

12'8" x 6'8"

Bedroom 2 is a smaller, cosy room with a single window overlooking the garden. It is simply decorated with grey walls and carpet and includes a built-in wardrobe, ideal for storage or a child's room.

## Kitchen

13'1" x 12'2"

The kitchen is bright and functional, featuring white cabinets with sleek fittings and black countertops. It includes built-in appliances such as an oven and extractor fan, plus space for a washing machine and fridge freezer. The wood-effect flooring and white tiled splashbacks add a modern touch, with a window overlooking the garden bringing in natural light.

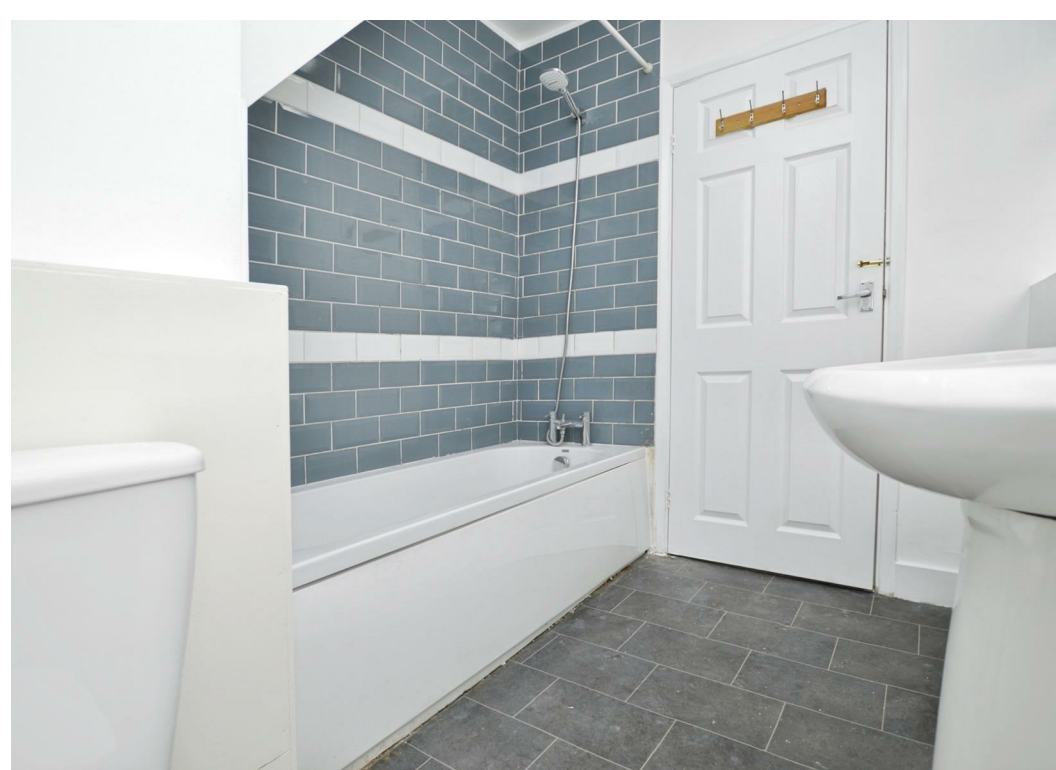
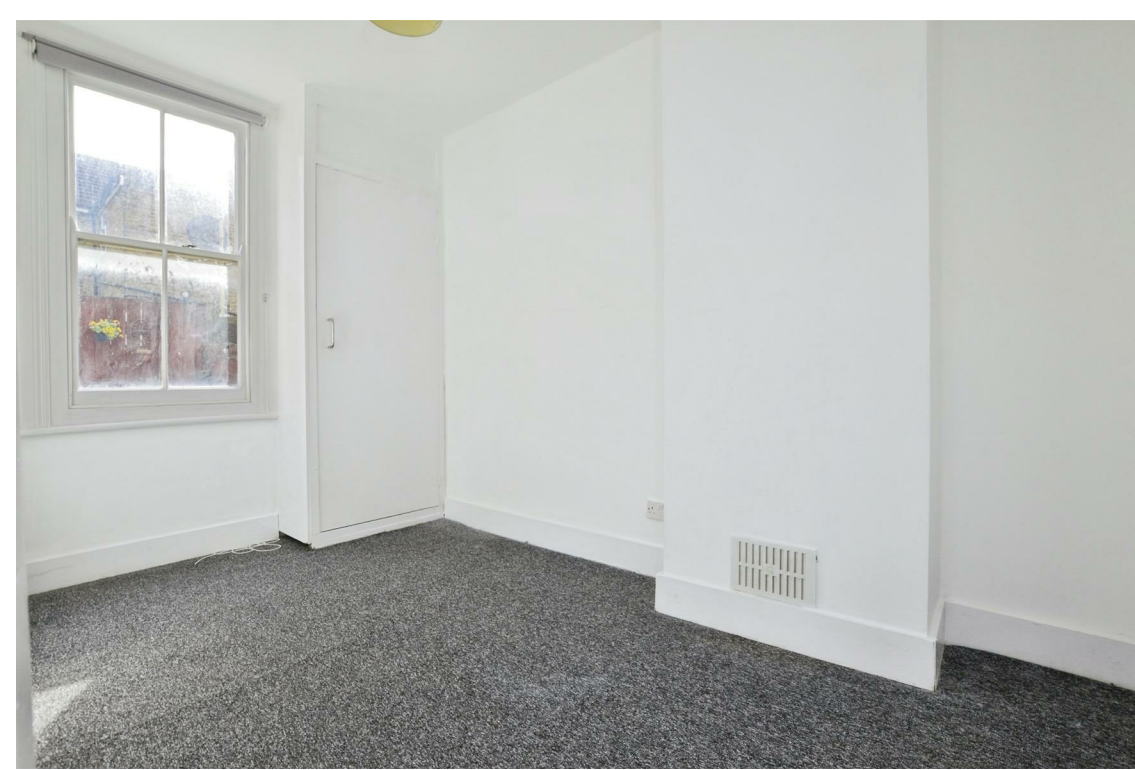
## Bathroom

5'6" x 5'5"

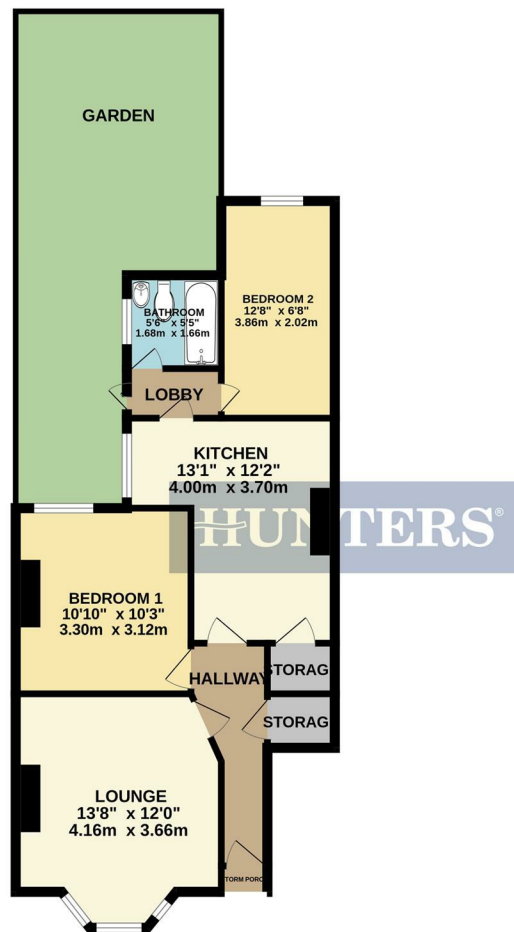
The bathroom is neatly presented with a white suite including a pedestal sink, toilet, and a bath with overhead shower. The walls around the bath are tiled in a calming slate blue with a white horizontal stripe, complemented by dark floor tiles. A small window provides ventilation and natural light.

## Garden

The garden is a modest, low-maintenance outdoor space enclosed by wooden fencing, mostly paved with stone slabs. It offers a private area for outdoor seating or light gardening, ideal for enjoying some fresh air.



GROUND FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



- 2 Bedrooms
- 1 Modern Bathroom
- Reception Room
- Ground Floor
- Private Garden
- Convenient urban living
- Viewing recommended
- Close to transport links
- Nearby schools and parks
- Share of Freehold

106 LING ROAD, CANNING TOWN, LONDON, E16 4AN

TOTAL FLOOR AREA: 574 sq.ft. (53.4 sq.m.) approx.

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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