



HUNTERS[®]
HERE TO GET *you* THERE

Florence Street, London | Guide Price £370,000 - £450,000
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OFFERS OVER £370,000.

This delightful two-bedroom end-of-terrace house offers a perfect blend of modern living and convenience. The property was built in 2003 and is well-presented, featuring double glazing throughout to ensure a warm and inviting atmosphere.

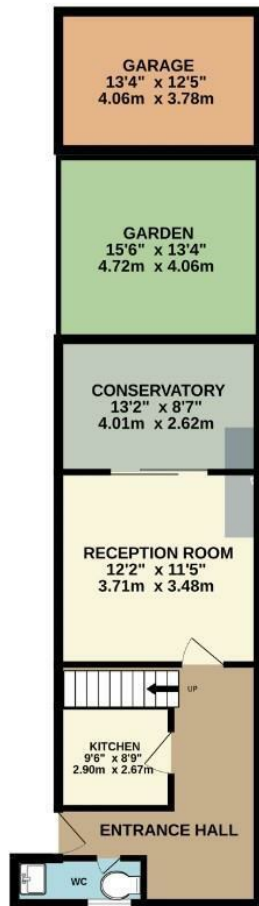
Upon entering, you are greeted by a spacious reception room that is ideal for relaxation or entertaining guests. The two well-proportioned bedrooms offer comfortable accommodation, making this home perfect for small families, couples, or individuals seeking extra space. The property also boasts a well-appointed bathroom and an additional ground-floor WC, ensuring all your needs are met.

One of the standout features of this home is the rear garage, which provides ample storage or parking options, alongside the added benefit of off-street parking to the front of the property. This is a rare find in London, making daily life that much easier.

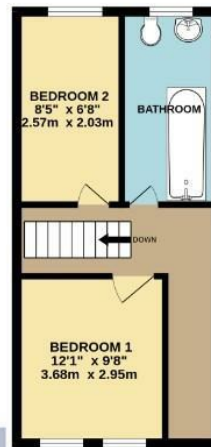
Conveniently located, the property is within easy reach of the Canning Town train line, providing excellent transport links to the rest of the city. Whether you are commuting for work or exploring London's vibrant culture, you will find this location exceptionally well-situated.

With no onward chain, this property is ready for you to move in and make it your own. This charming end-of-terrace house on Florence Street is a fantastic opportunity for those looking to settle in a desirable area of London. Don't miss your chance to view this lovely home.

GROUND FLOOR



1ST FLOOR



HUNTERS®

- TWO BEDROOMS
- END OF TERRACE
- OFF STREET PARKING
- NO ONWARD CHAIN
- SIDE GARAGE
- EASY REACH OF CANNING TOWN TRAIN LINE
- DOUBLE GLAZED WINDOWS THROUGHOUT
- TERENCE BROWN PARK

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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 73 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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