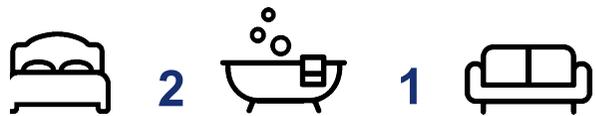




Rathbone Market, Barking Road, London E16 1GY



Guide Price £350,000 - £375,000

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

# Rathbone Market, Barking Road, London E16 1GY

Guide Price £350,000 - £375,000

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.



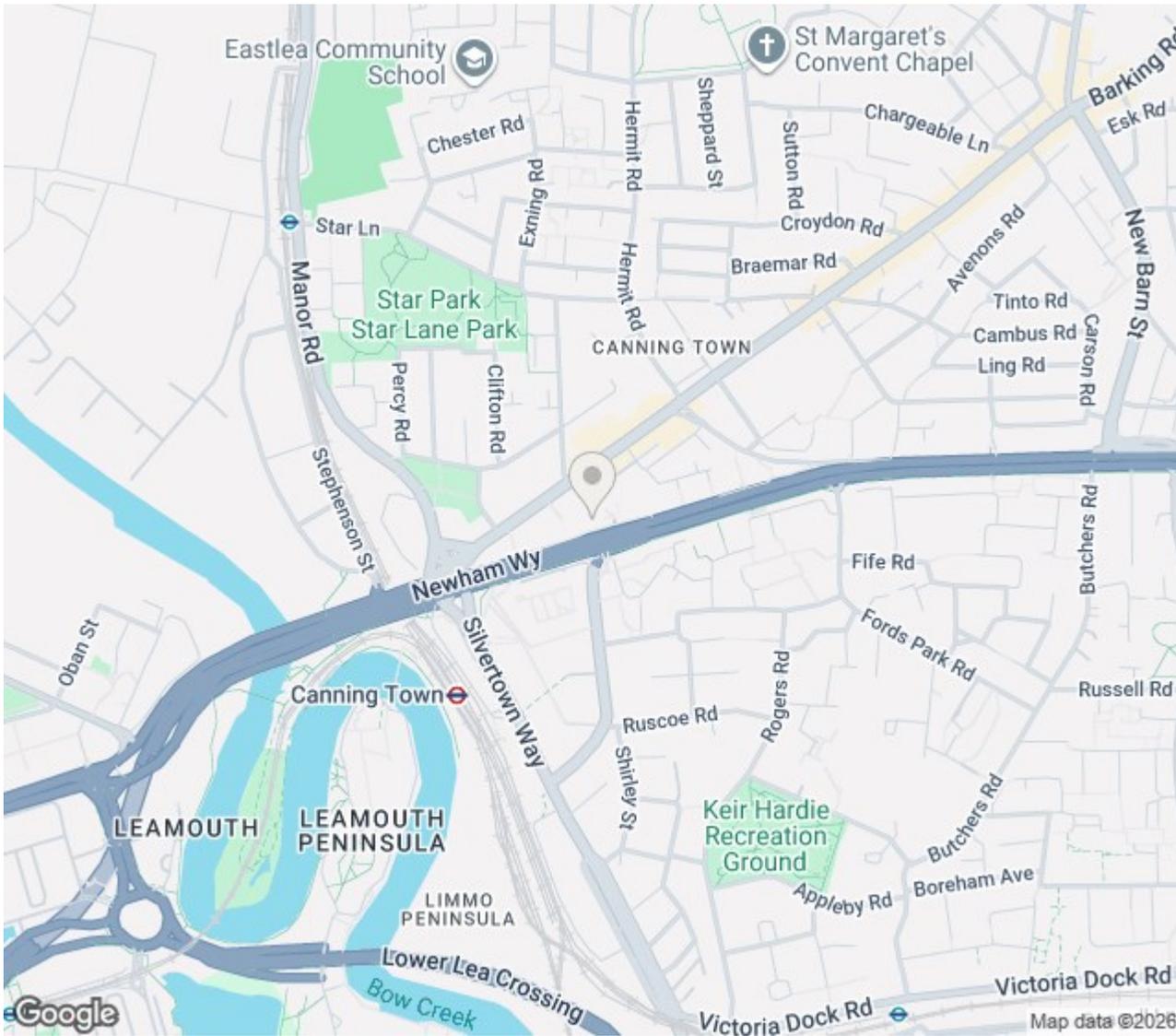


FIRST FLOOR



- 2 spacious bedrooms
- Modern flat built in 2014
- Close to Canning Town Station
- Near Jubilee Line and DLR
- Local shops and supermarkets nearby
- Access to Royal Victoria Docks
- Near Excel Centre
- Proximity to Grange Primary School
- Close to St Helen's Catholic School
- Viewing recommended





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

**272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | [plaistow@hunters.com](mailto:plaistow@hunters.com)**

