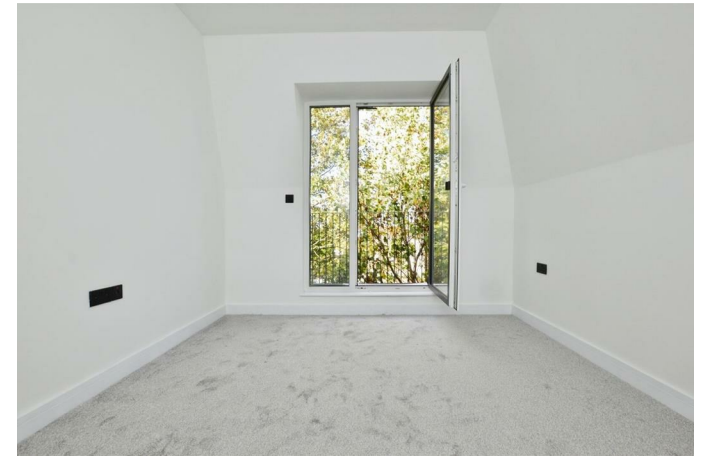




HUNTERS[®]
HERE TO GET *you* THERE

Southern Road, Plaistow, London | Guide Price Guide Price £290,000 - £310,000
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A	99 A	99 A
81-91	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.

Guide Price £290,000 - £310,000

Welcome to this exquisite new build apartment located on Southern Road in the vibrant area of Plaistow, London. This property compromises contemporary living experience, perfect for those seeking comfort and convenience in the heart of the city.

The apartment features a well-designed layout, comprising one spacious reception room that serves as an ideal space for relaxation or entertaining guests opening to a study area. The bedroom is thoughtfully designed to provide a peaceful retreat, ensuring a restful night's sleep. Additionally, the property includes a stylish bathroom, equipped with modern fixtures and fittings.

One of the standout features of this apartment is its prime location. Residents will benefit from excellent transport links, with both Stratford Station and Plaistow Station just a short distance away, making commuting to central London and beyond a breeze. For those who enjoy shopping and leisure activities, the renowned Westfield Shopping Centre is also nearby, offering a wide array of shops, restaurants, and entertainment options.

This apartment is perfect for first-time buyers, young professionals, or anyone looking to enjoy the dynamic lifestyle that London has to offer. With its modern amenities and convenient location, this property presents an excellent opportunity to secure a home in a thriving community. Don't miss the chance to make this stunning apartment your own.



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External Specification

Façade - Anthracite aluminium finish with 40 year warranty.

Triple Glazed external aluminium frame, internal white frame tilting windows.

Roof insulation - PIR 160mm

Solar Panels

10 Year New Build Warranty

Entrance

White four panel fire door with chrome fittings, leading to hallway with doors to all rooms

Open Plan Kitchen Living

16'09 x 10

White wash, skylight, triple glazed window to front, sockets, USB sockets, Ventilation system controlled by a humidifier sensor, L- shaped kitchen with a range of grey high gloss handleless cupboards with black compact laminate work surfaces, Bosch integrated fridge freezer, integrated oven with 4 ring electric hob. Bosch integrated washing machine and dishwasher. Opening to study area

Study

10'10 x 6'06

Triple glazed window to front, carpeted flooring, USB and power points. Black switches.

Bedroom One

13'02 x 9'11

French doors leading to balcony, carpeted flooring, USB power points.

Bathroom

Triple glazed window to rear, panelled wood effect feature wall, tiled flooring, bath tub, sink, mirror, infrared heater.



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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