



HUNTERS[®]
HERE TO GET *you* THERE

Carson Road, Canning Town, London, E16 4BD | Guide Price £250,000
Call us today on 0207 474 2345



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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	82

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.

CASH BUYERS

Guide Price £250,000

Nestled in the vibrant area of Canning Town, London, this charming first floor flat on Carson Road offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home in a bustling part of the city.

The flat features a reception room, providing an ideal space for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

Canning Town is known for its excellent transport links, making it easy to commute to central London and beyond. Residents will enjoy a variety of local amenities, including shops, cafes, and parks, all within a short distance. The area is also undergoing significant regeneration, promising a bright future for its community.

This flat on Carson Road presents a wonderful opportunity for those looking to immerse themselves in the lively culture of East London while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a rental property, this flat is certainly worth considering.

LOUNGE

13'9" x 11'6"

Double glazed bay window to front, wall mounted radiator.

KITCHEN

14'1" x 9'9"

Window to rear, fitted wall and base units, toll top work surface, sink and drainer, gas hob and electric oven, wall mounted boiler, space for fridge/freezer, plumbing for washing machine.

BEDROOM ONE

11'5" x 10'3"

Window to rear.

BEDROOM TWO

6'10" x 6'8"

Window to front, wall mounted radiator.

BATHROOM

5'6" x 5'4"

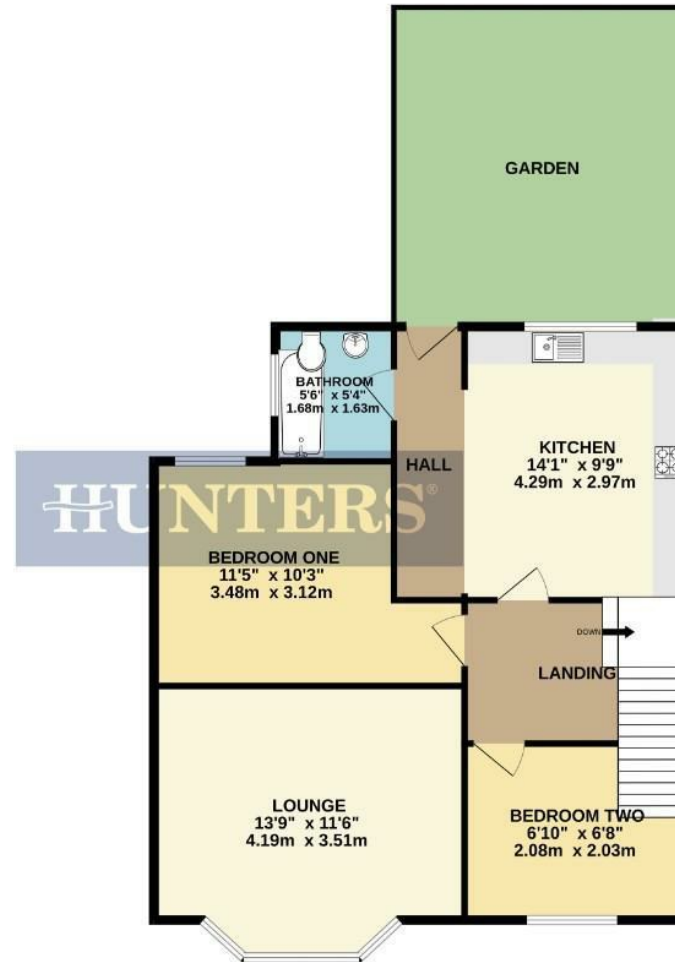
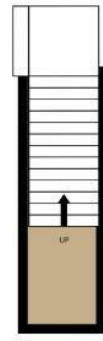
Window to rear, three piece suite comprising of panelled bath with shower attachment, hand wash basin, low level w.c.

REAR GARDEN

Private rear garden.

GROUND FLOOR

1ST 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 misstatement. 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.

272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | plaistow@hunters.com

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