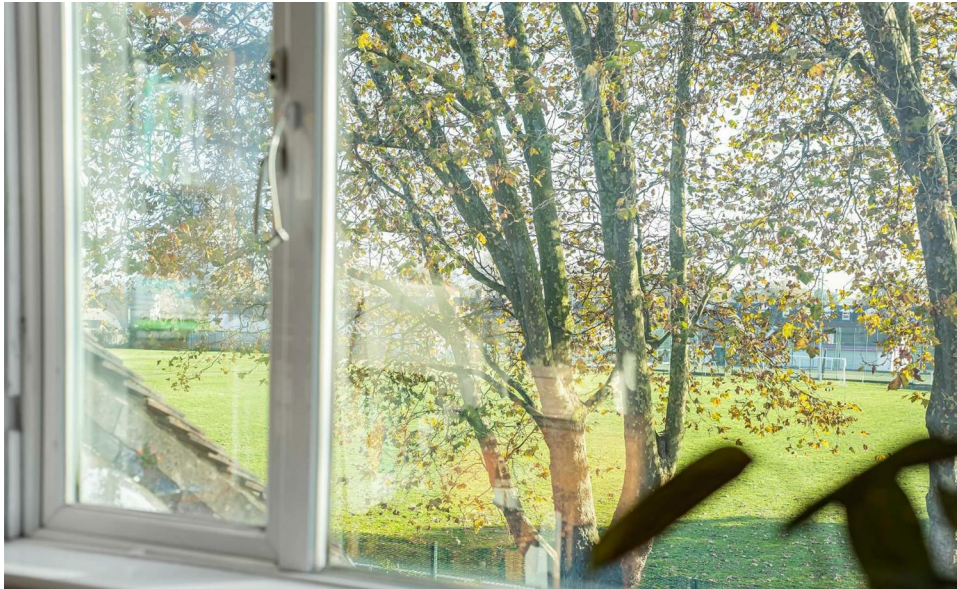




HUNTERS®
HERE TO GET *you* THERE

Guide Price £280,000 - £300,000
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 £270,000-£300,000.
RECENTLY BACK AVAILABLE!

Hunters are excited to present this spacious, larger-than-average one-bedroom apartment, ideally located on the second floor of a well-maintained, purpose-built block. The property boasts a bright and airy atmosphere throughout, highlighted by a generously sized reception area with a large window offering stunning views of both lush greenery and Canary Wharf. Perfect for entertaining guests or simply unwinding in style.

Having been thoughtfully renovated by its current owners, this home offers a modern fitted kitchen, a good-sized bedroom, and a well-appointed bathroom. Engineered wood flooring throughout. Additionally, the property benefits from its own garage and access to a maintained communal garden area.

Conveniently located for excellent transport links, the property is within easy reach of Upton Park and Plaistow Tube stations, with multiple bus routes connecting you to Stratford and the Westfield Shopping Centre. All essential local amenities are also close by, making this the perfect choice for those seeking both comfort and convenience.



COMMUNAL ENTRANCE

Communal front door leading to stairs to second floor.

FLAT ENTRANCE

Front door to hallway

HALLWAY

Bright and airy hallway with radiator, storage cupboard.
Engineered wood flooring and entry phone system for communal door.

LOUNGE/DINER

17'9" x 10'11"

Generous size with ample space for seating and dining.
Large double glazed window to front with views of playing fields. Engineered wood flooring, coved ceiling and radiator.

KITCHEN

11'2" x 6'6"

Double glazed window to front,. White fitted wall and base units complemented with grey work surface, sink and drainer. Separate electric hob with extractor over and a fitted combined oven and grill. Contrast black tiled wall. Wall mounted boiler. Engineered wood flooring

BEDROOM

13'5" x 10'10"

Double glazed window to rear, two radiators, Engineered wood flooring

BATHROOM

Double glazed window to rear, low level w.c, pedestal hand wash basin, bath, radiator, fully tiled walls and flooring, airing cupboard.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 652 sq ft - 61 sq m

Second Floor Area 514 sq ft – 48 sq m

Garage Area 138 sq ft – 13 sq m



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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