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New City Road, Plaistow, London, E13 9PY

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Guide Price £340,000 - £360,000

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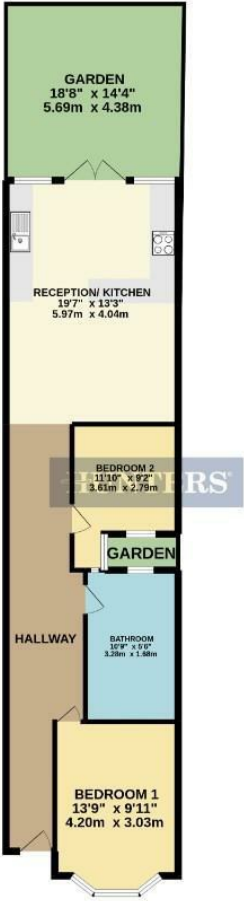
Thoughtfully extended and fully refurbished ground floor Victorian conversion. This fabulously presented garden flat has a bright and airy feel throughout.

The current owner has tastefully renovated the flat and finished it off to a very high specification. From underfloor heating in the bathroom to Quartz worktops in the extended open plan kitchen/ living area.

The property is positioned on the popular residential New City Road, with access to numerous local amenities. There are retail shops, groceries, eateries, etc, further amenities include schools, colleges, Newham General hospital along with Plaistow tube station, Prince Regent Lane DLR and Custom House Elizabeth Line. Being offered Chain Free.

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GROUND 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY

19'2 x 7'11 x 3'7

Wooden flooring, Nest meter on wall, wall mounted radiator

LOUNGE/KITCHEN

19'7 x 13'3

Gas heating, wood flooring, quartz worktop, wall and base units, stainless steel splash back, wall mounted radiator, integrated fridge/ freezer, wall mounted boiler, breakfast bar, gas oven/ hob and extractor fan, double glazed window and door to rear.

BEDROOM ONE

12'7 x 10'8

Double glazed window to front, wall mounted gas heating, carpeted flooring,

BEDROOM TWO

11'10 x 9'2

Double glazed window to front, carpeted flooring, wall mounted gas heating

BATHROOM

10'9 x 5'6

Double glazed window to rear and side, tiled flooring and walls, wall mounted heated towel rail, ceiling and wall mounted shower with mixer taps in bath, underfloor heating, extractor fan,

GARDEN

18'8

Half patio, half laid to lawn.

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. 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.









