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HERE TO GET *you* THERE

**Barking Road, Plaistow, London, E13 8HR**

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Guide Price £200,000 - £225,000

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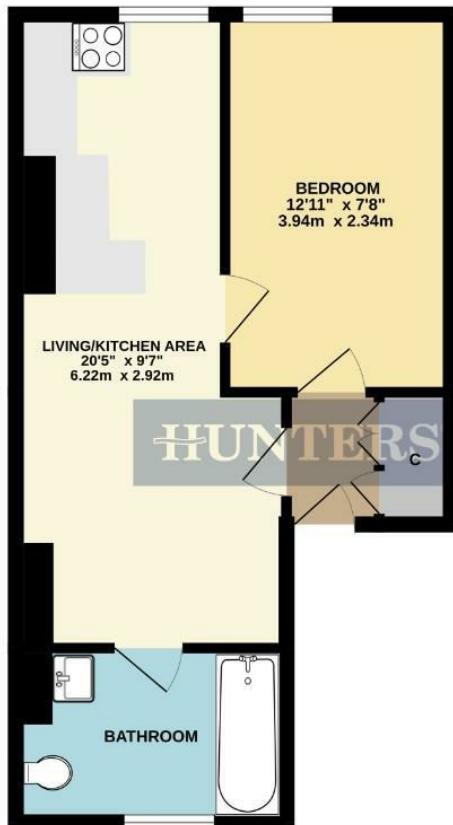
Situated in the vibrant area of Plaistow, this charming one-bedroom flat on Barking Road offers a delightful living experience. Situated on the second floor, the apartment boasts a well-designed layout that includes an open plan living/kitchen area, providing both comfort and functionality. The bathroom is conveniently located, ensuring ease of access.

The property is ideally positioned for those who appreciate the convenience of local amenities. A variety of shops and services are just a stone's throw away, making daily errands a breeze. For those who rely on public transport, the local bus routes and Canning Town station are within easy reach, providing excellent connections to the wider area and beyond.

This flat is perfect for individuals or couples seeking a cosy home in a lively neighbourhood. With its practical features and prime location, it presents an excellent opportunity for first-time buyers. Don't miss the chance to make this lovely apartment your own.

Hunters Plaistow 272 Barking Road, Plaistow, E13 8HR | 0207 474 2345  
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SECOND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 363sq.ft. (33.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan 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 suitability or efficiency can be given.  
Made with Metropix v2025

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

79 C

51 E

**HALLWAY**

Storage cupboard, laminated flooring, doors leading into open plan living/kitchen area and bedroom.

**LIVING/KITCHEN AREA**

20'5" x 9'7"

Double glazed window to front, laminated flooring, range of wall and base units, sink and drainer, integrated oven and hob, wall mounted radiator.

**BEDROOM**

12'11" x 7'8"

Double glazed window to front, laminated flooring, wall mounted radiator.

**BATHROOM**

Three piece suite comprising of panelled bath, with mixer tap and shower attachment, wash basin in vanity unit, low level w.c, wall mounted radiator, laminated flooring, tiled walls.

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.

