



HUNTERS®
HERE TO GET *you* THERE



Wanlip Road, Plaistow, London, E13 8QP

Guide Price £275,000 - £300,000



Guide Price £275,000- £300,000

This charming one-bedroom first floor flat offers a delightful blend of modern living and Victorian character. The property features a spacious reception room that serves as a perfect lounge for relaxation or entertaining guests. The well-appointed kitchen is designed for convenience, making meal preparation a pleasure.

The flat includes a comfortable bedroom, providing a peaceful retreat at the end of the day, and a stylish bathroom that caters to all your needs. One of the standout features of this property is the lovely rear garden, an ideal space for enjoying the outdoors, whether it be for gardening, a morning coffee, or simply unwinding in the fresh air.

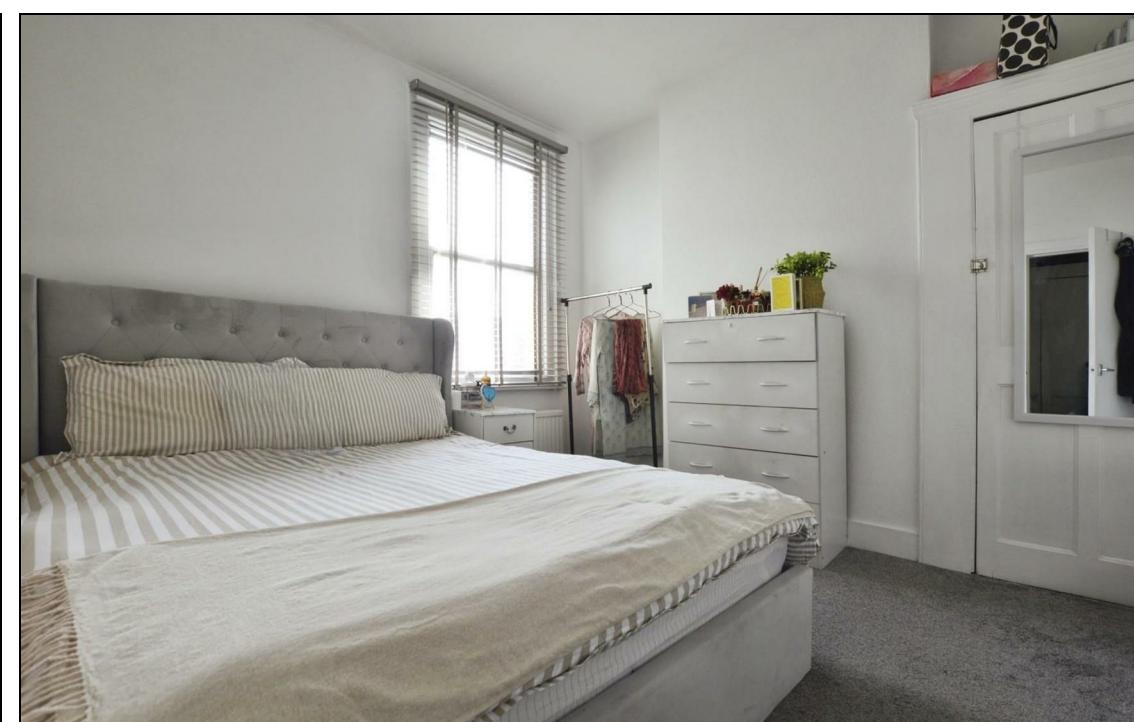
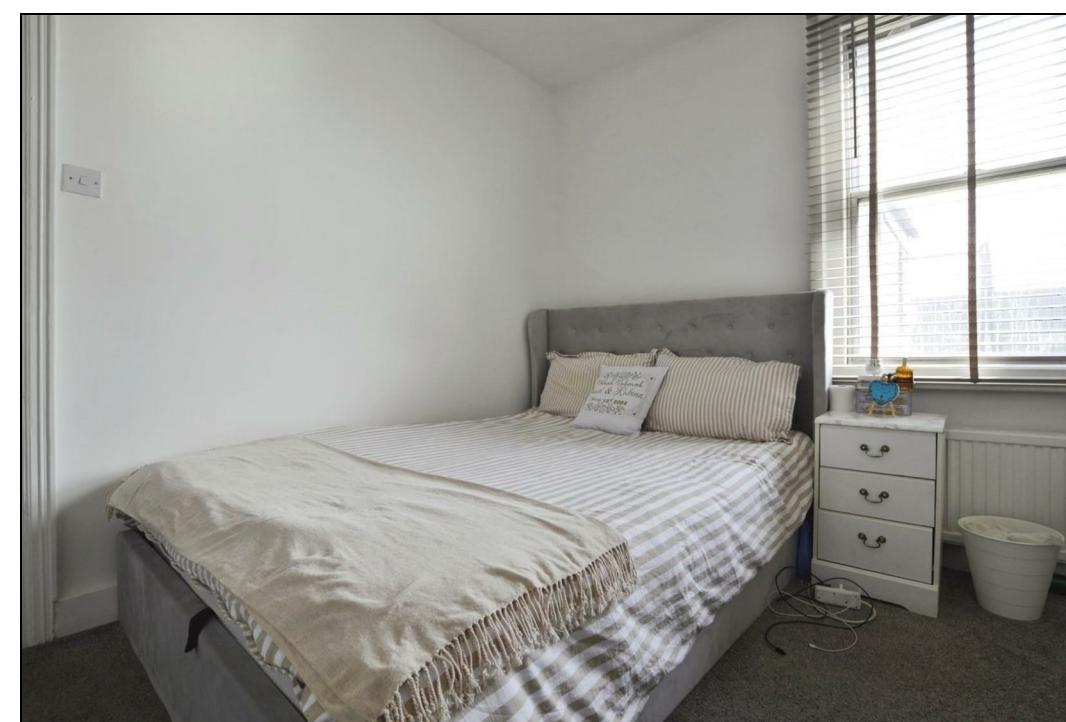
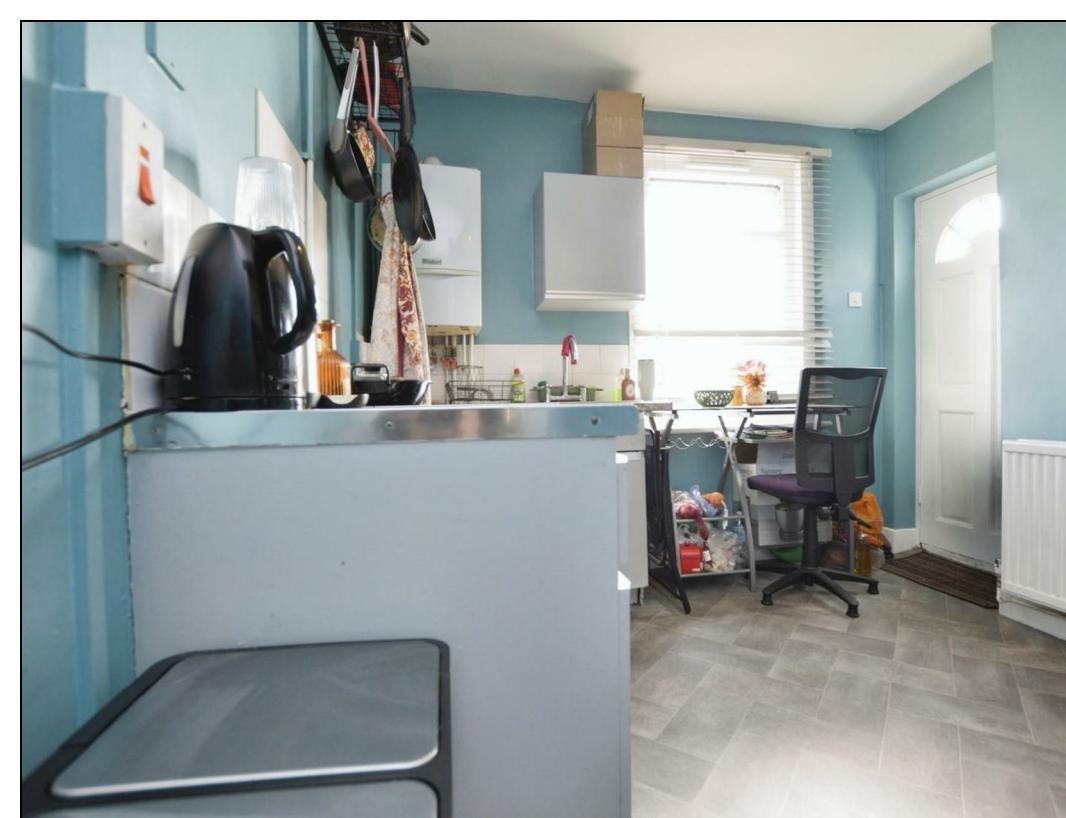
This Victorian conversion is ideally located, with both Plaistow and Canning Town stations just a short distance away, ensuring excellent transport links for commuting or exploring the wider area. Additionally, local bus routes, shops, and amenities are conveniently close, making daily errands and leisure activities easily accessible.

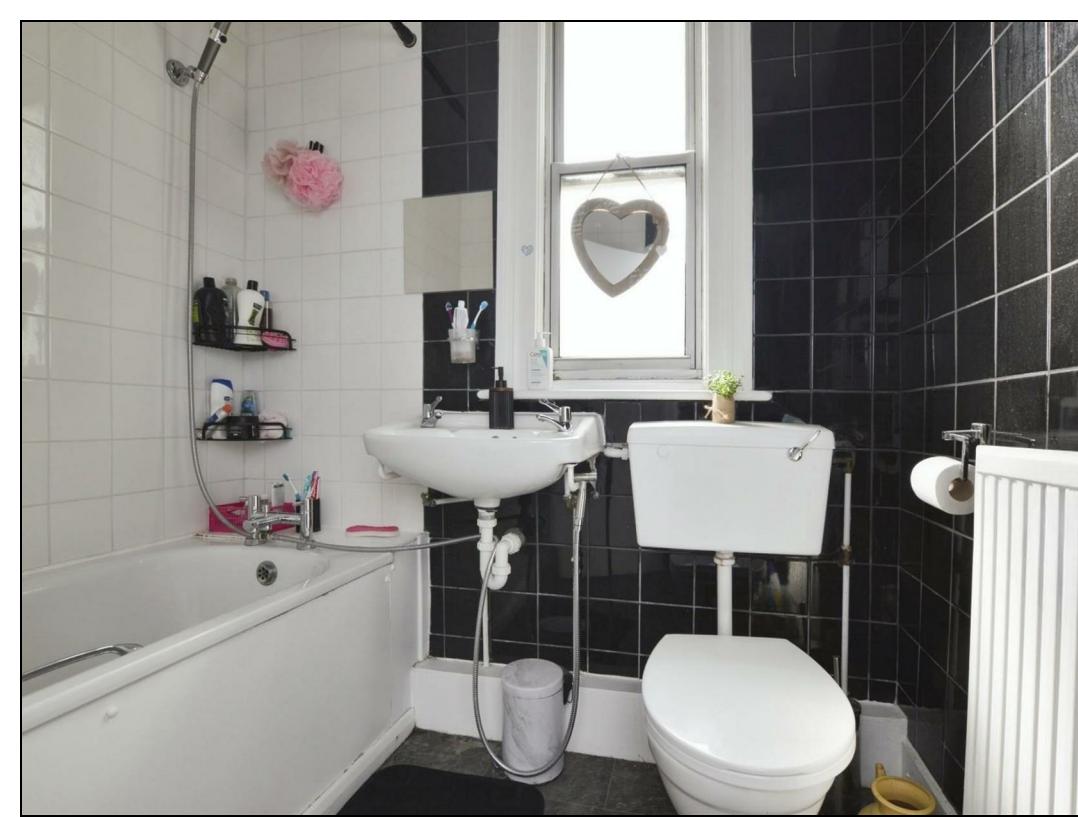
This flat presents an excellent opportunity for first-time buyers or those seeking a rental investment in a thriving community. With its appealing features and prime location, it is a property not to be missed.

KEY FEATURES

- FIRST FLOOR FLAT
- ONE BEDROOM
- BRIGHT AND AIRY LOUNGE
- KITCHEN
- BATHROOM
- LOCATED FOR PLAISTOW AND CANNING TOWN STATIONS
- LOCAL BUS ROUTES, SHOPS AND AMENITIES







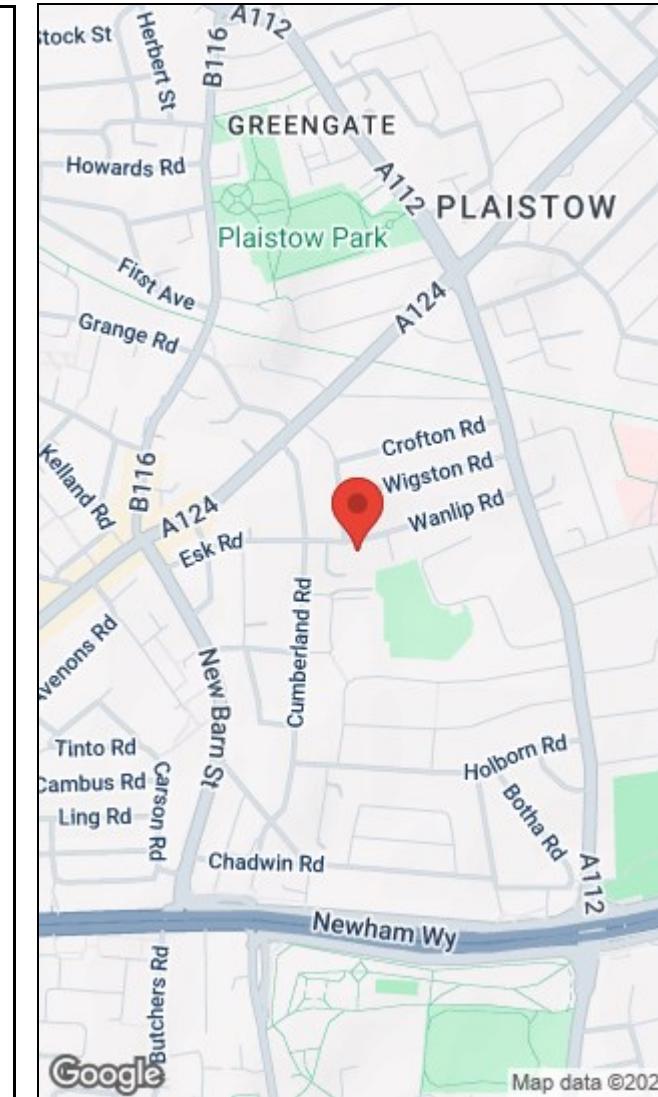
GROUND FLOOR

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 misdescription. The floorplan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Meets with Merton C2025.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC	



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



This Hunters business is independently owned and operated by Hunters Property Newham Ltd | Registered Address: 272 Barking Road, London E13 8HR | Registered Number: 8785454 England and Wales | VAT No: 180 3776 96 with the written consent of Hunters Franchising Limited.