



HUNTERS®
HERE TO GET *you* THERE

Kildare Road, Canning Town, London, E16 4AH

Kildare Road, Canning Town, London, E16 4AH

Guide Price £320,000 - £340,000

Guide Price: £320,000 - £340,000

Located on the popular Kildare Road in the vibrant area of Canning Town, this charming ground floor flat presents an excellent opportunity for both first-time buyers and savvy investors. Boasting two generously sized double bedrooms, this property offers ample space for comfortable living. The flat features a welcoming reception room, and a large kitchen.

One of the many features of this property is its own private garden, providing a delightful outdoor space to enjoy fresh air and sunshine. The spacious bathroom adds to the convenience and comfort.

The location is particularly advantageous, with several train stations nearby, including West Ham and Canning Town, making commuting to central London and beyond a breeze. With no onward chain, this flat is ready for you to move in without delay, making it an ideal choice for those looking to settle in quickly.

An internal viewing is highly recommended to fully appreciate the property on offer.

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

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 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.
Made with Metropix 5/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY

Parquet flooring, wall mounted radiator, storage cupboard.

LOUNGE

12'11" x 9'3"

Parquet flooring, power points, wall mounted, double glazed door to rear garden.

KITCHEN

12'7" x 6'11"

Range of wall and base units with black granite work surface, sink and drainer, electric cooker, integrated fridge/freezer, double glazed window to rear.

BATHROOM

Comprising of a large walk-in shower with shower unit and glass shower screen, low level w.c, wall mounted radiator, plumbing for washing machine, tiled walls and flooring.

BEDROOM ONE

13'3" x 11'10"

Double glazed window to front, carpet flooring, fire place, power points, wall mounted radiator.

BEDROOM TWO

12'7" x 9'10"

Double glazed window to rear, carpet flooring, power points, wall mounted radiator.

REAR GARDEN

Shingle pathway leading to a raised patio level with fence and shrubs surround.

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.









