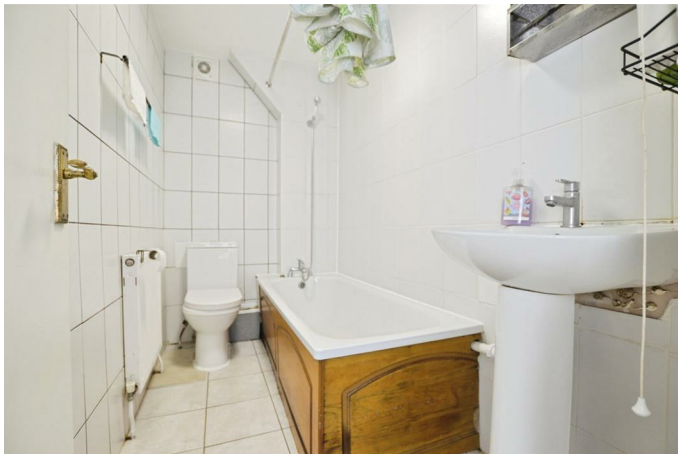




**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

North Birkbeck Road, London, E11 4JF | Guide Price £240,000 - £260,000  
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: £240,000 - £260,000**

**Located in the vibrant area of North Birkbeck Road, London, this charming flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-appointed reception room that serves as an inviting area for relaxation and entertainment.**

**The flat comprises one spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and style.**

**Situated in a lively neighbourhood, residents will enjoy easy access to local amenities, including shops, cafes, and restaurants on the vibrant High Road as well as at Westfield Shopping Centre. Olympic park, with access to the Aquatic Centre and various play areas as well as Drapers Field and other green spaces making it an ideal location for those who appreciate urban living with a touch of tranquillity.**

**This flat presents an excellent opportunity for anyone looking to embrace the London lifestyle in a welcoming and well-connected community. Whether you are a first-time buyer or seeking a rental property, this flat is sure to meet your needs.**





## 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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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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