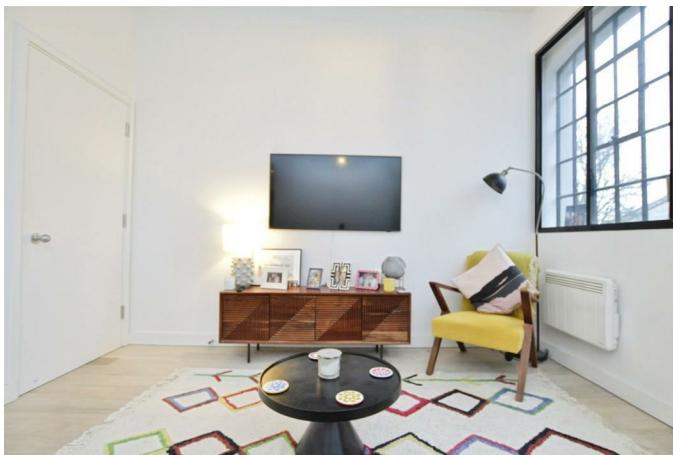




**HUNTERS®**

HERE TO GET *you* THERE

London Road, London | Guide Price £325,000 -£350,000  
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.

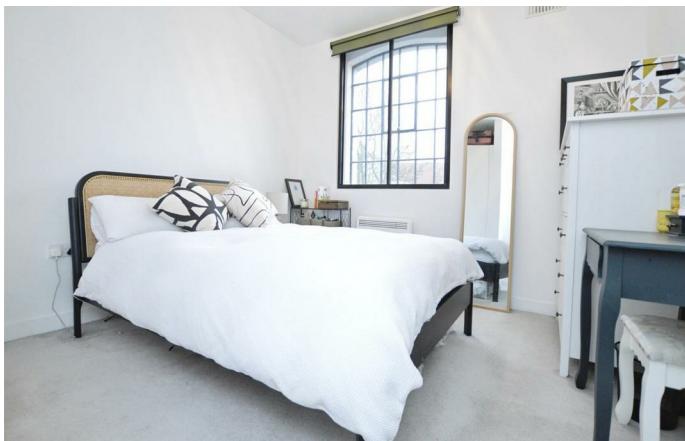
**Guide Price £325,000 - £350,000**

**This stunning first-floor flat offers a unique blend of modern living and historic charm. This one-bedroom loft-style apartment is part of a thoughtful redevelopment of a historic warehouse, completed in 2021.**

**As you enter, you will be greeted by a spacious reception room that exudes a contemporary feel, perfect for both relaxation and entertaining. The well-presented interior features high ceilings and large windows, allowing natural light to flood the space, creating an inviting atmosphere. The bedroom is generously sized, providing a comfortable retreat, while the bathroom is stylishly appointed, ensuring convenience and comfort.**

**One of the standout features of this property is its no onward chain status, making it an ideal choice for those looking to move in without delay. The location is equally appealing, with easy access to Plaistow Underground station, ensuring excellent transport links to the rest of London. Additionally, the nearby Greenway offers a lovely outdoor space for leisurely walks or cycling.**

**This flat is perfect for first-time buyers or investors seeking a well-located property in a vibrant area. With its modern amenities and proximity to transport links, this apartment is a rare find in the heart of London. Don't miss the opportunity to make this exceptional property your new home.**



- Built 2021
- Located on London Road
- Modern design throughout
- Ideal for first-time buyers
- Close to local amenities
- Easy access to transport
- Contemporary interiors
- Greenway Path to Stratford
- Viewing highly recommended
- Access to Plaistow and Upton Park Underground Station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## FIRST 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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