



Anne Street, London E13 8BX



2



1



1



Guide Price £300,000 - £325,000  
Leasehold

**HUNTERS®**

HERE TO GET *you* THERE

# Anne Street, London

## DESCRIPTION

Guide Price £300,000- £325,000  
Leasehold

Nestled in the heart of London on the charming Anne Street, this purpose-built flat offers a delightful blend of comfort and convenience. The property features a well-appointed reception room that serves as the perfect space for relaxation or entertaining guests.

The flat comprises two spacious bedrooms, providing ample room for a small family or professionals seeking a comfortable living arrangement. The bathroom is thoughtfully designed, ensuring both functionality and style.

Owners comment:

"I've loved living in this flat. The garden has always been my favourite part. Having the outside space to eat lunch/dinner in the Sun, sit in a paddling pool on a hot summer's day, let pet rabbits run around etc has been amazing.

Having worked all over London, the flat is perfect for commuting. Plaistow takes me about 12 minutes to walk to, and then has the Hammersmith & City and District Lines. West Ham is a tiny bit further but gives access to the DLR, Jubilee and C2C, and then Canning Town is just under 20 minutes. There's 5 buses that run on Barking Road that go to Canning Town so you never wait long for a bus. Also, Custom House is a 10 minute bus ride for the Elizabeth Line - perfect to get to Heathrow or Liverpool Street/Paddington.

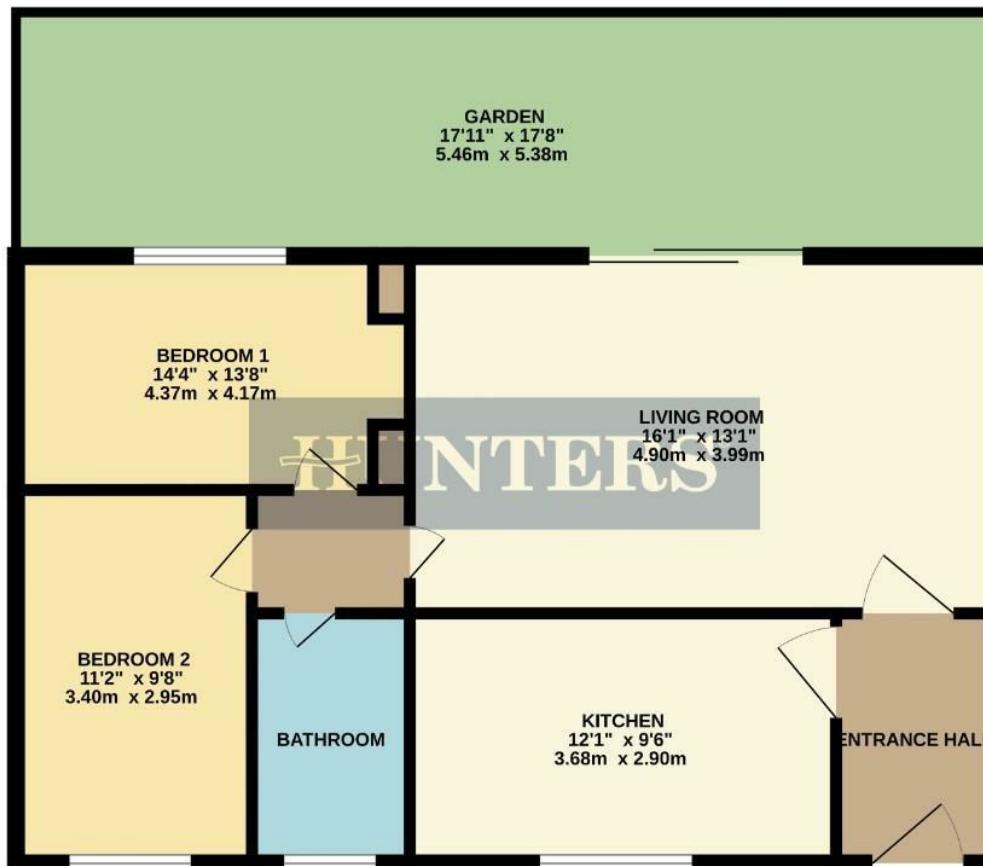
The flat is a perfect size for 2 people. I used to live with a friend and we had two bedrooms, but have recently turned one of bedrooms into an office which is great for working from home.

I'm very confident anyone who moves in will love the flat"



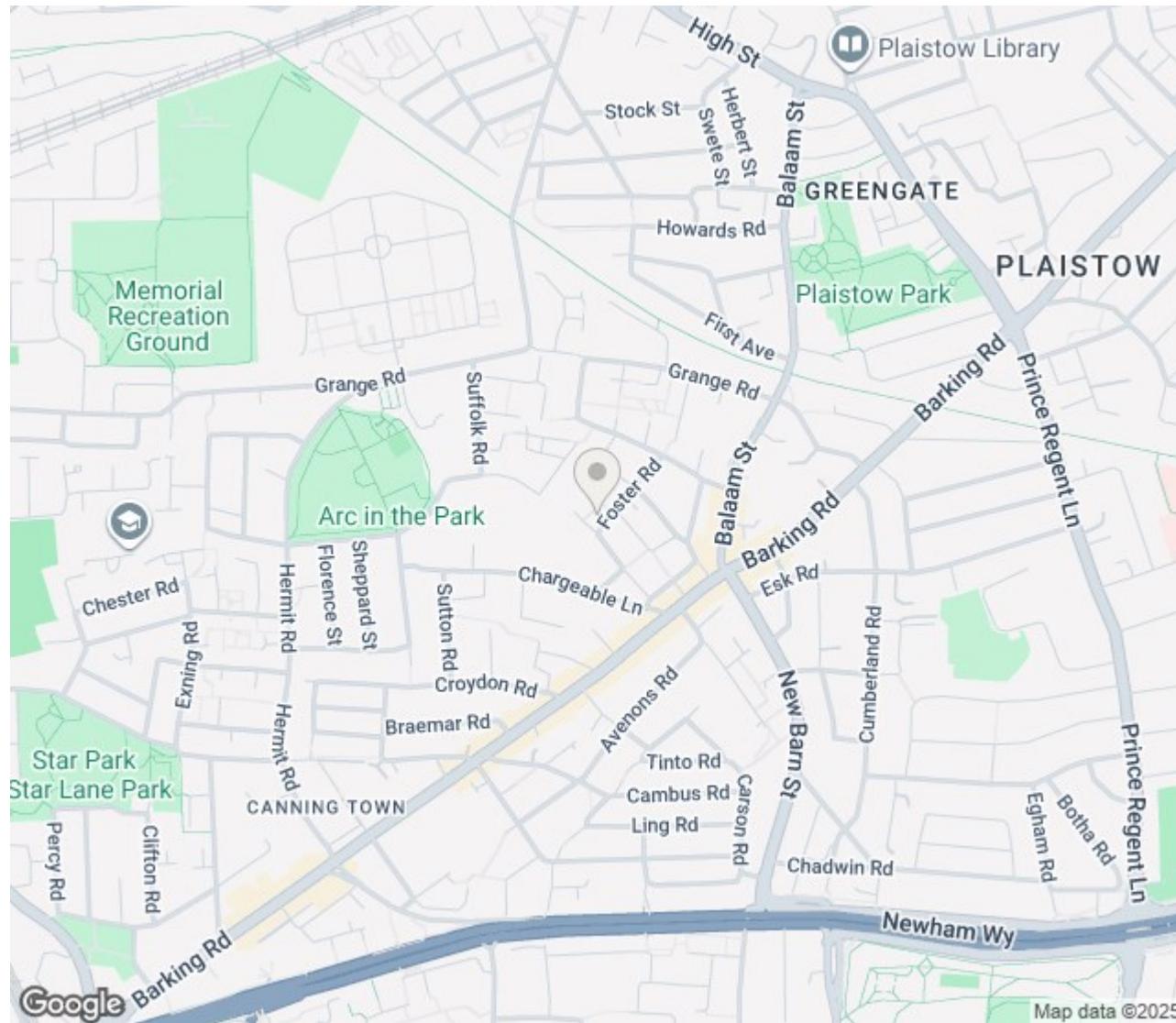


## GROUND FLOOR



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, symbols and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 2002.





## ENERGY PERFORMANCE CERTIFICATE

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

### 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.

**272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | [plaistow@hunters.com](mailto:plaistow@hunters.com)**

