



HUNTERS®
HERE TO GET *you* THERE

King George Avenue, Canning Town, London, E16 3HP

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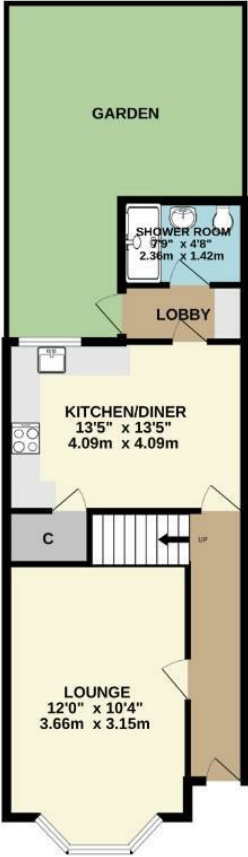
£2,000 Per Calendar Month

Guide Price: £2,000PCM - £2,300PCM

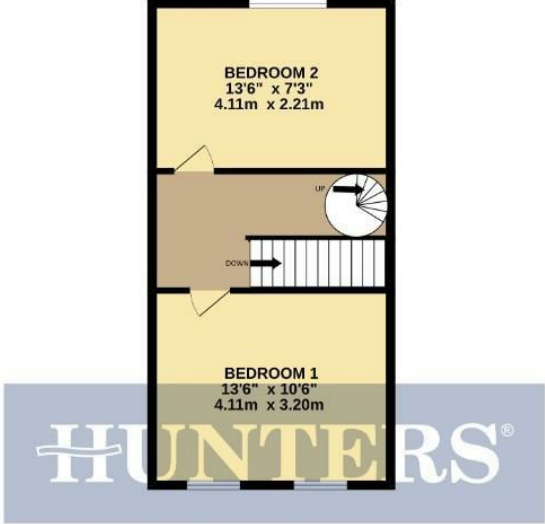
A stunning two bedroom Terraced house located moments away from Royal Albert DLR and Custom House station. The property enjoys great views across the open green space of King George Park. The property internally boast from two large bedrooms, a stunning converted loft area, fitted kitchen and private garden. The property is suited for couples, and families who are looking to commute into Central London or Docklands as transport links so convenient, furthermore the property is situated near local shops and aminates. The property is available from the 19th December, however an internal viewing can be arranged immediately.

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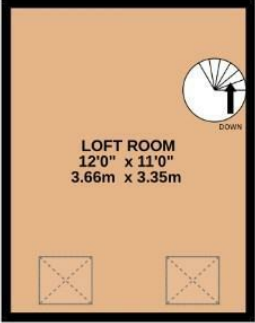
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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.
Made with Metropix 6/2023.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

HALLWAY

Karndean Herringbone flooring, wall mounted radiator, power points.

LOUNGE

12' x 10'4"

Karndean Herringbone flooring, wall mounted radiator, double glazed sash bay window to front with blinds, power points.

KITCHEN/DINER

13'5" x 13'5" narr to 9'9"

Range of luxury wall and base units with Corian edge work top, integrated gas cooker, butler sink with mixer tap, brick effect tiled splashback, understairs storage cupboard, ceiling spotlights, power points, Karndean Herringbone flooring.

UTILITY AREA

Plumbing for washing machine, wall mounted Worcester Combi boiler, door to garden, Victorian style tiled floor.

SHOWER ROOM

7'9" x 4'8"

Comprising of large walk-in shower with mixer shower attachment, wash basin, low level w.c., brick effect splashback, skylight window, wall mounted towel rail.

GARDEN

Fully paved.

FIRST FLOOR

Access to two bedrooms and spiral staircase leading to loft room.

BEDROOM ONE

13'6" x 10'6" narr to 8'9"

Two double glazed sash windows to front, wall mounted radiator, carpet flooring, power points.

BEDROOM TWO

13'6" x 7'3"

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

SECOND FLOOR**CONVERTED LOFT ROOM**

12' x 11' (restricted head height)

(Currently used a study/bedroom) Carpet flooring, velux windows, under storage space with drawers and cupboards.

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.



