



Eddington Court, Silvertown Square

Canning Town, E16 1GW

Guide Price £340,000 - £350,000



- ONE BEDROOM APARTMENT
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM
- STORAGE CUPBOARDS OFFERING AMPLE SPACE
- CLOSE PROXIMITY TO CANNING TOWN STATION

- LARGE, BRIGHT AND AIRY RECEPTION
- FLOOR TO CEILING WINDOWS TO RECEPTION
- FITTED WARDROBE TO BEDROOM
- BALCONY FROM RECEPTION
- EWS1 CERTIFIED

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Fantastic investment opportunity with great rental yields.
EWS1 CERTIFIED

Hunters are proud to present this beautiful one bedroom apartment in the highly sought after location of Canning Town, E16. Very well presented, and offering luxury living to a high standard, you will benefit from a large open plan living area, with floor to ceiling windows, allowing an abundance of natural sunlight. The contemporary fitted kitchen comes equipped with under unit lighting, laminate worktop, integrated fridge/freezer, dishwasher and washer/dryer, stainless steel sink with chrome mixer tap, brushed stainless steel splashback to hob, brushed stainless steel single oven as well as a ceramic hob and hood. The double bedroom offers ample space and comes with fitted wardrobes. Further benefit from a modern three piece bathroom suite. Require outdoor space? Take advantage of your very own balcony, over looking the Capital. Another key benefit this apartment boasts is its generous amount of storage space.

Very well located within close proximity to Canning Town station offering excellent travel links to the rest of London via the Jubilee and DLR lines. With the local area undergoing a regeneration, you will benefit from an abundance of shops, restaurants and a gym.

Tel: 0207 474 2345

HALLWAY

Laminated flooring, entryphone system, three storage cupboards offering ample space, access to all rooms.

LIVING/KITCHEN/DINING AREA

21' x 13'5" (6.40m x 4.09m)

Fitted wall and base units, roll top work surface, sink and drainer, fitted oven and hob with extractor hood above, laminated flooring, wall mounted gas central heating. double glazed window and door leading onto balcony.

BEDROOM

13'7" x 9'2" (4.14m x 2.79m)

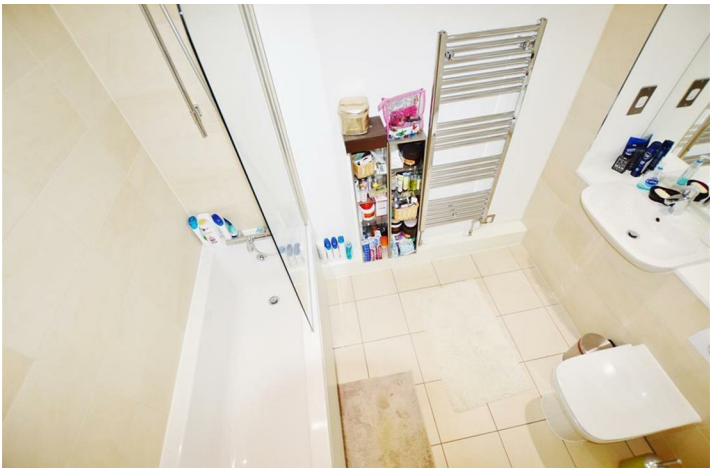
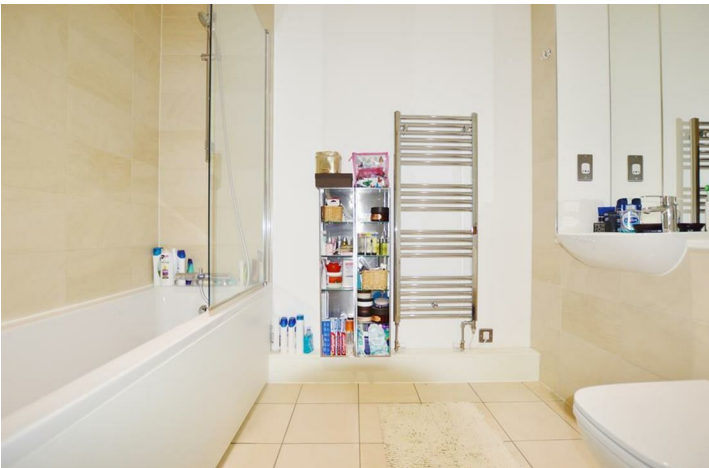
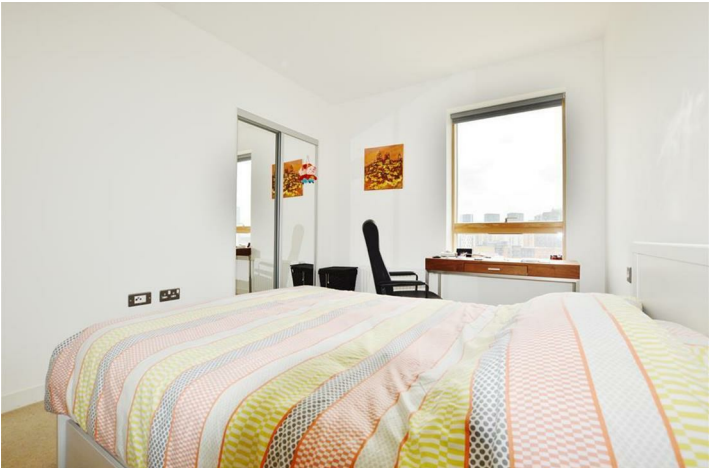
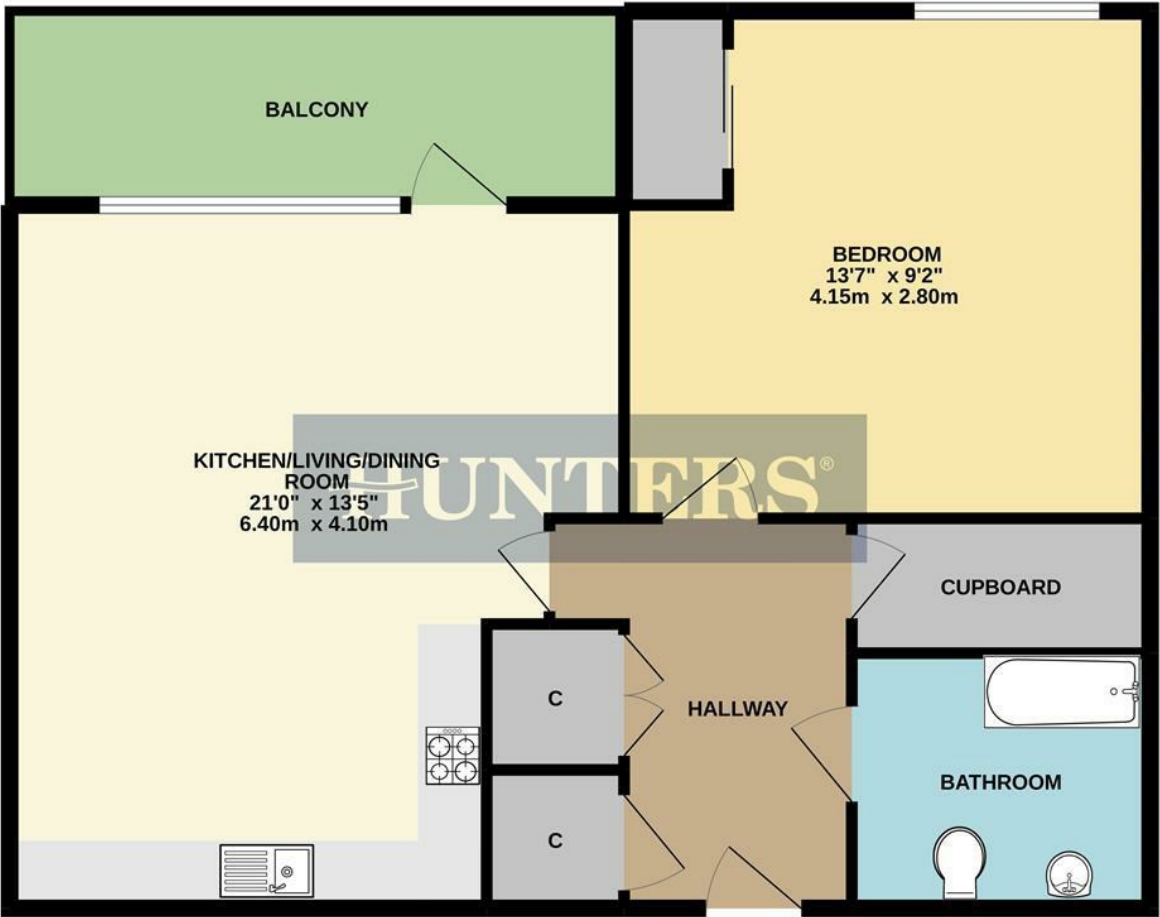
Double glazed window, fitted wardrobe with sliding mirrored doors. carpet flooring, wall mounted gas central heating.

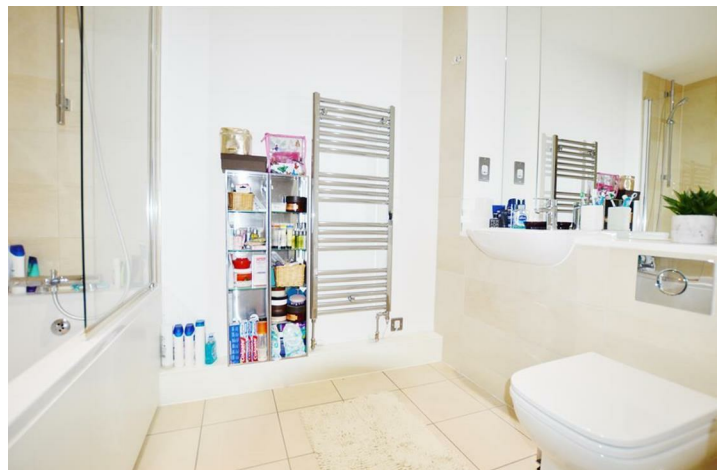
BATHROOM

Three piece suite comprising of panelled bath with shower attachment, wash hand basin, low flush w.c, fully tiled walls and flooring, heated towel rail.

TENURE - LEASEHOLD

Floorplan







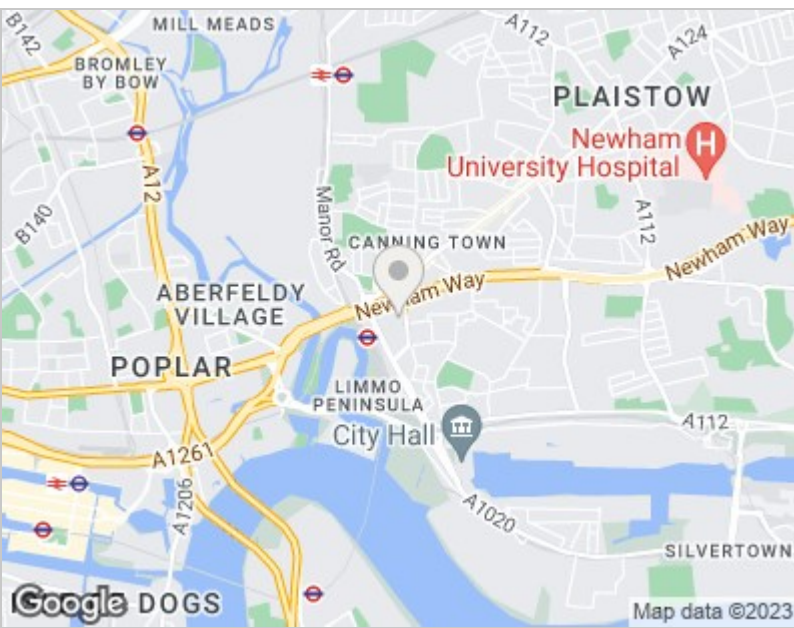
Energy Efficiency Graph

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

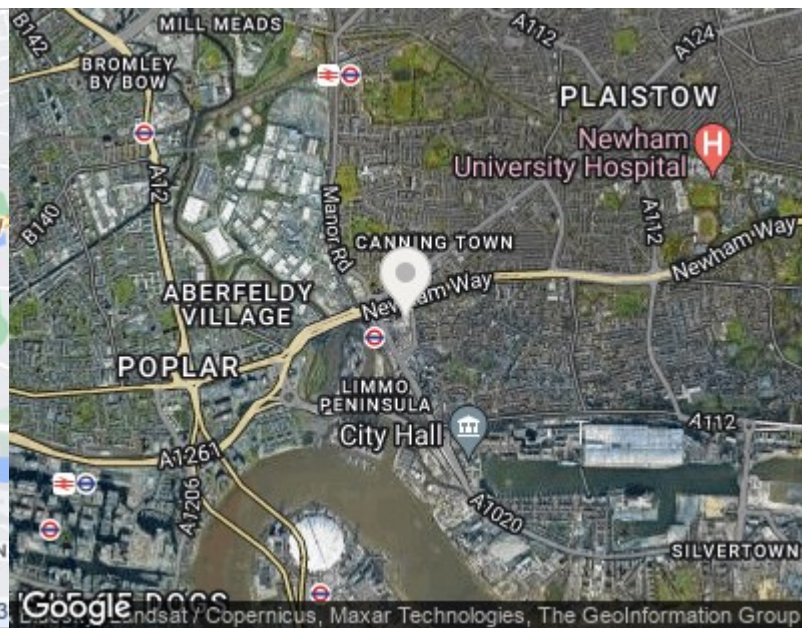
Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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.

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