



Minnie Baldock Street, London E16 1YE



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B Leasehold

Guide Price £350,000 - £375,000

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- 1 BEDROOM FLAT
- EIGHTH FLOOR
- OPEN PLAN LIVING, DINING AND KITCHEN AREA
- BALCONY
- GREAT TARANSPORT LINKS
- MORDERN LIVING



# Minnie Baldock Street, London E16 1YE

## DESCRIPTION

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Nestled on Minnie Baldock Street, this modern purpose-built flat offers a perfect blend of comfort and contemporary living.

Upon entering, you are greeted by a welcoming reception room that serves as a versatile area for relaxation and entertainment. The flat features two stylish bathrooms, ensuring convenience for both residents and guests alike. The property benefits from modern design and high-quality finishes, providing a fresh and inviting atmosphere.

The location is superb, with easy access to local amenities, transport links, and the vibrant culture that London has to offer. Whether you are looking to explore the city's rich history or enjoy its diverse culinary scene, this flat places you right in the midst of it all.



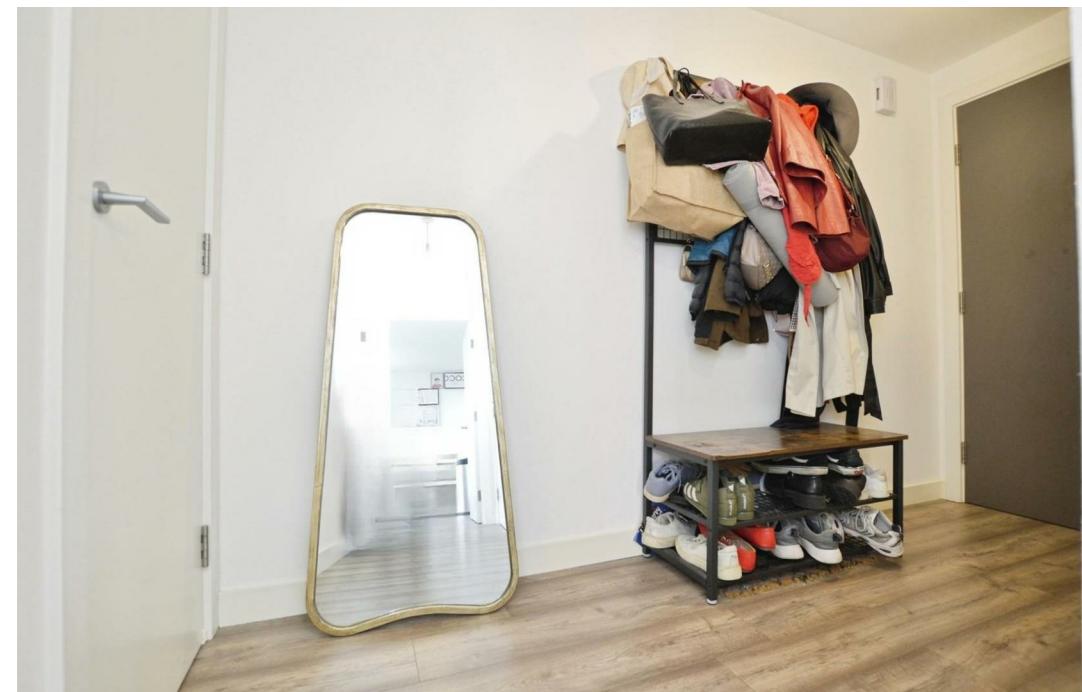
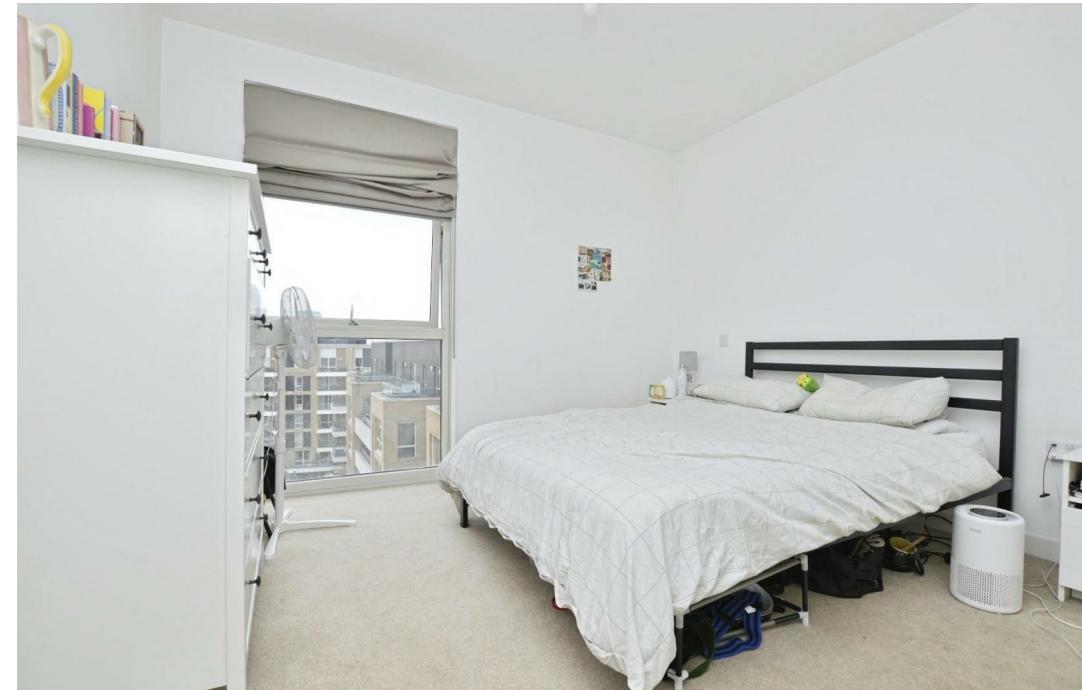


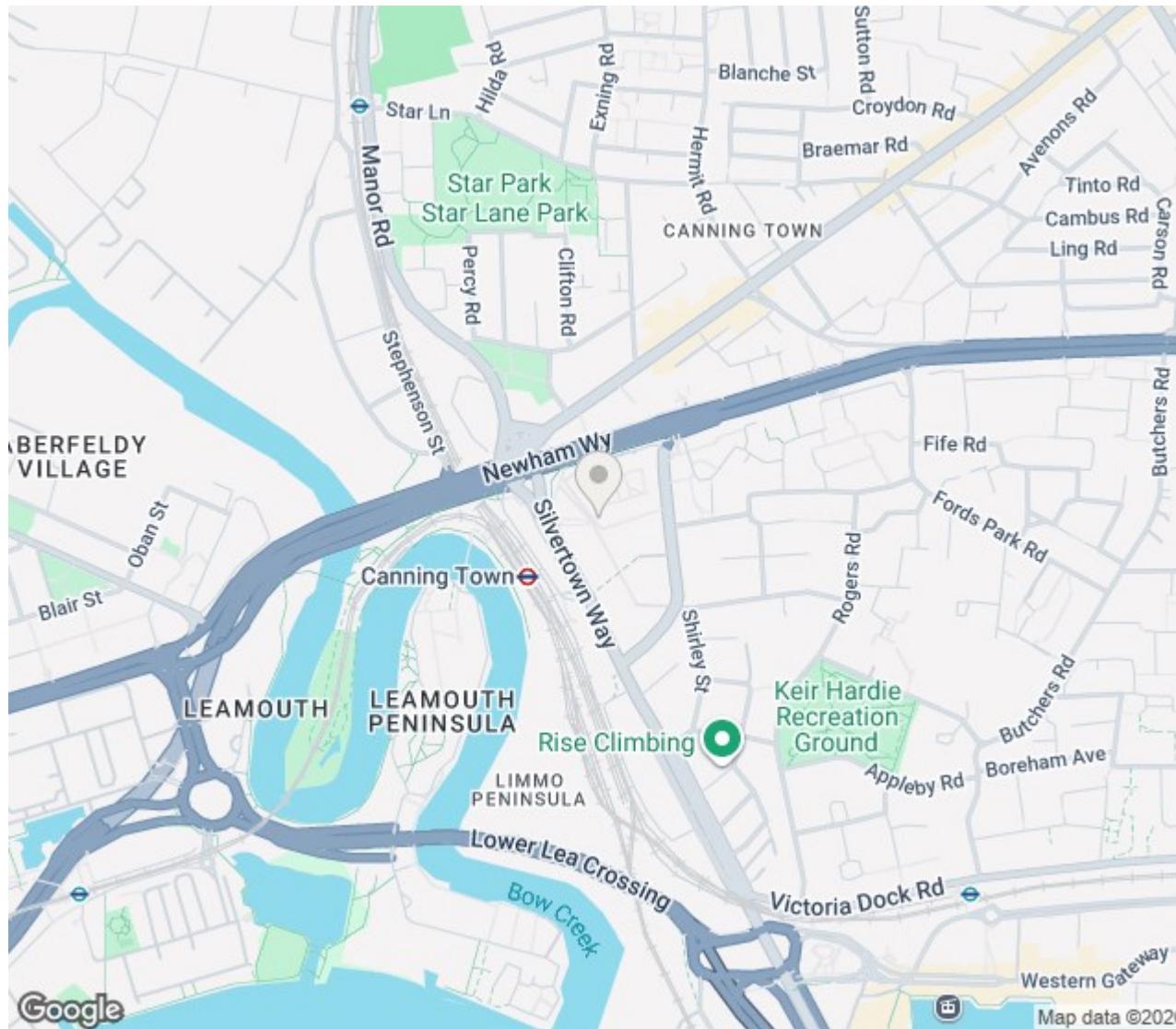
## EIGHTH FLOOR



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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#### 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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## 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			
<b>85</b>			
England & Wales			EU Directive 2010/31/EU

