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Beaconsfield Road, London, E16 4HT

Offers In Excess Of £300,000



This classy second floor property is located within easy reach of Canning Town and West Ham Train Station. Refurbished throughout this property boast a lovely bright and spacious living room with a door leading onto its own private south facing balcony with views of Canary Wharf and the City. The property also has two double bedrooms a luxury fitted kitchen, and a contemporary bathroom suite. The property in our opinion makes an ideal for those looking to buy for the first time or a great buy to let investment.

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ENTRANCE HALL

Communal hallway with steps to second floor. Newly fitted door into hallway, laminate wood effect floor entry phone system, wall mounted radiator and power points.

LIVING ROOM

16'10" x 11'

Continued wood effect floor, double glazed window to rear aspect with further door leading out on to the south facing balcony which over looks Canary Wharf and the City. Further wall mounted radiator & power points.

KITCHEN

12'7" x 7'4"

A luxury range of wall and base units with solid oak work top, incorporating gas cooker and oven. plumbing and space for washing machine, dish washer and space for Fridge Freezer. Part tiled splash back and tiles flooring. Extra store area which house the gas meter and electric fuse board.

BEDROOM 1

17'7" x 8'9"

Double glazed window to rear aspect, with wood effect flooring, wall mounted radiator and power points.

BEDROOM 2

13'8" x 8'8"

Double glazed window to rear aspect, wood effect flooring wall mounted radiator and power points.

BATHROOM

8'6" x 6'9"

A luxury three piece bathroom suite including panelled bath with mixer tap and shower attachments, wall hung vanity unit, low level WC, tiled walls, wood effect floor and frosted double glazed window to front.

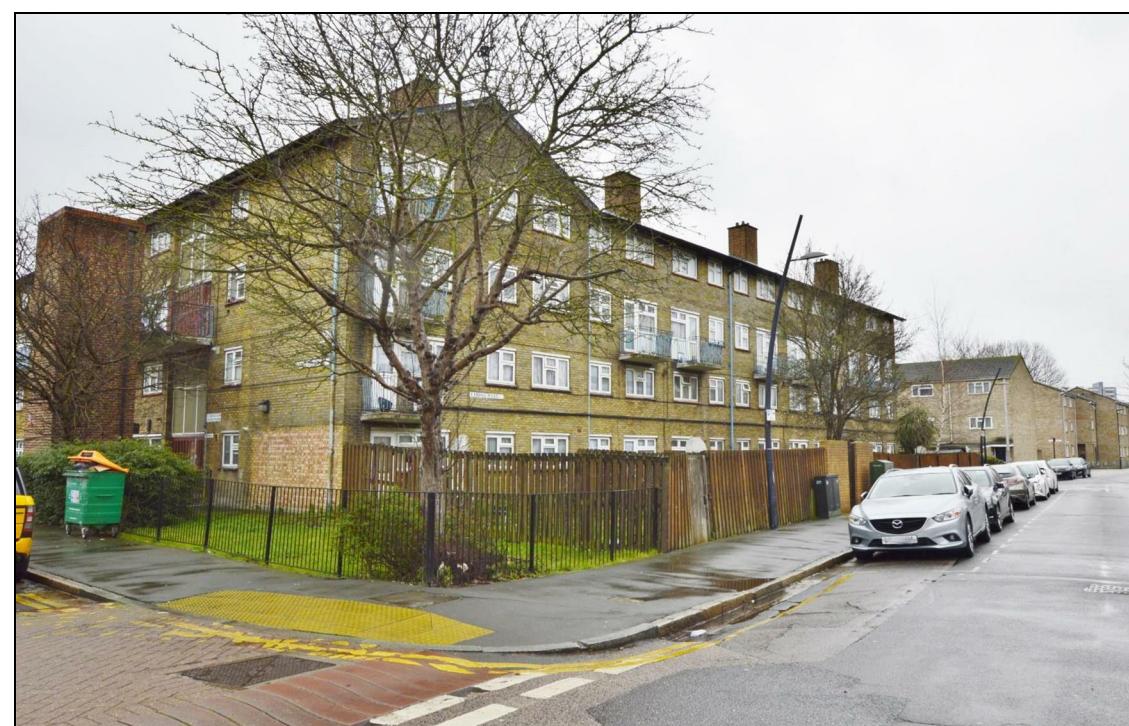
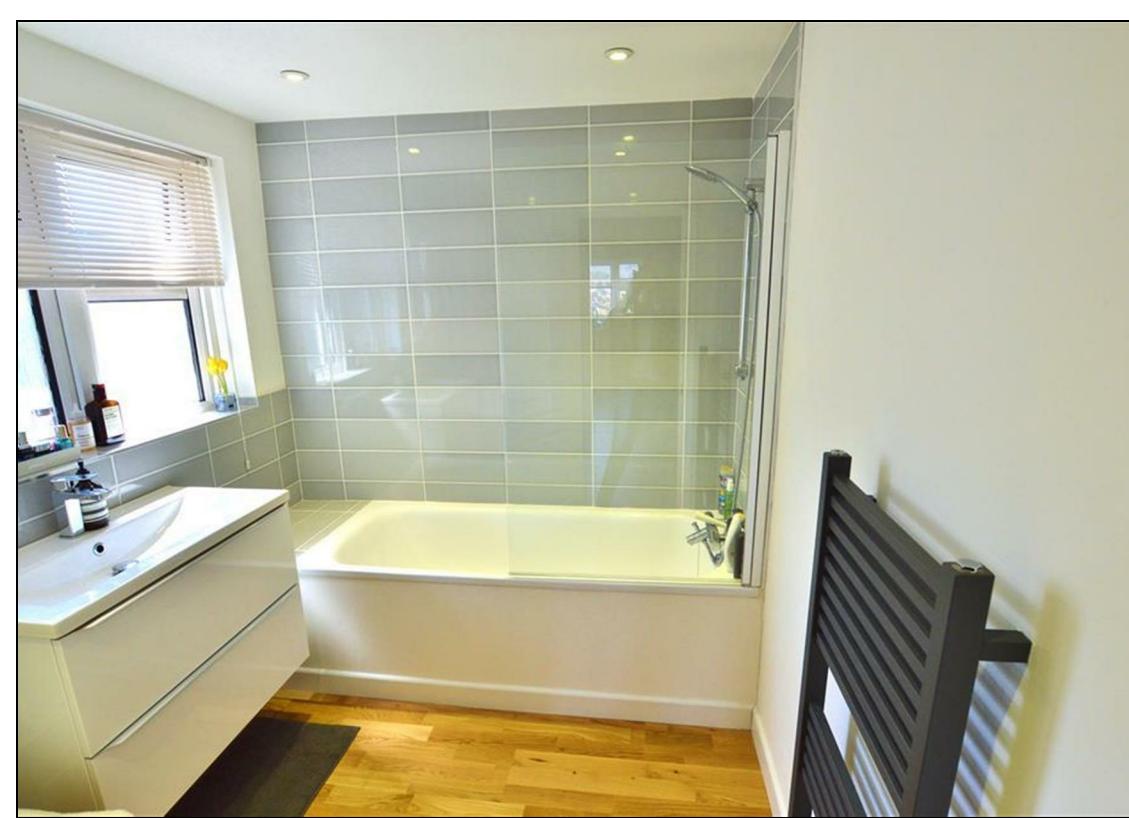
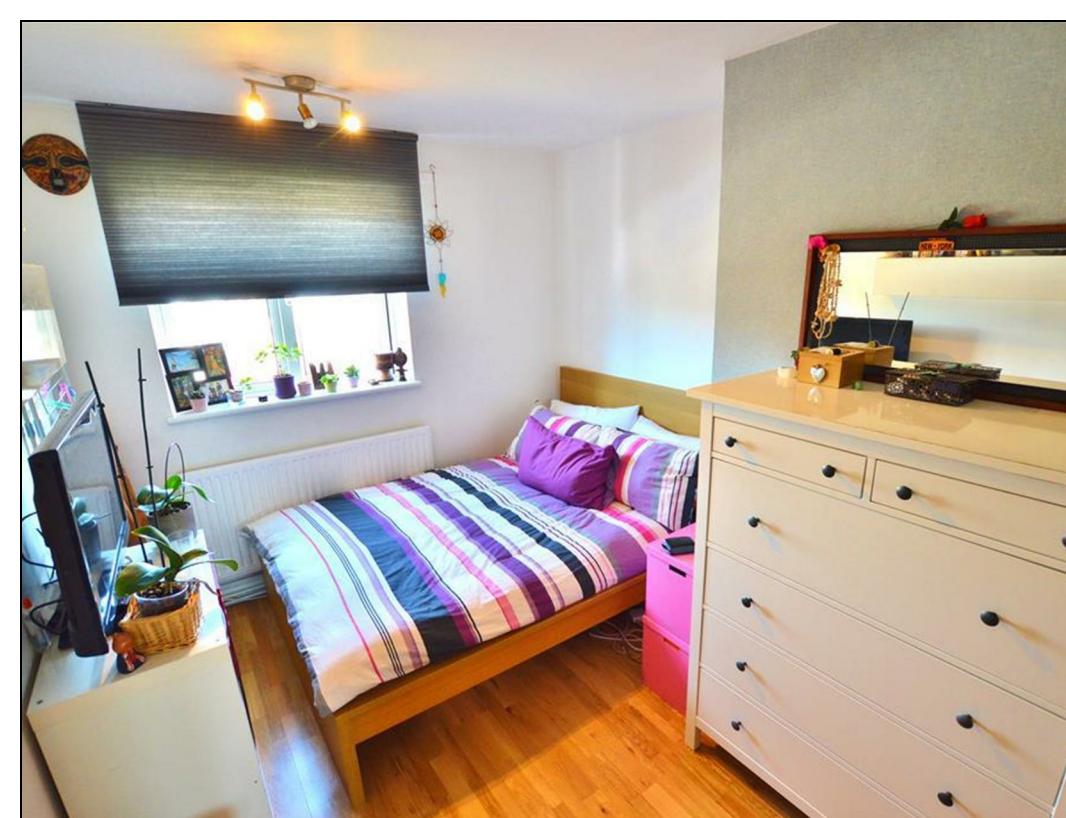
BALCONY

Own private south facing balcony with views across Canary Wharf and City .

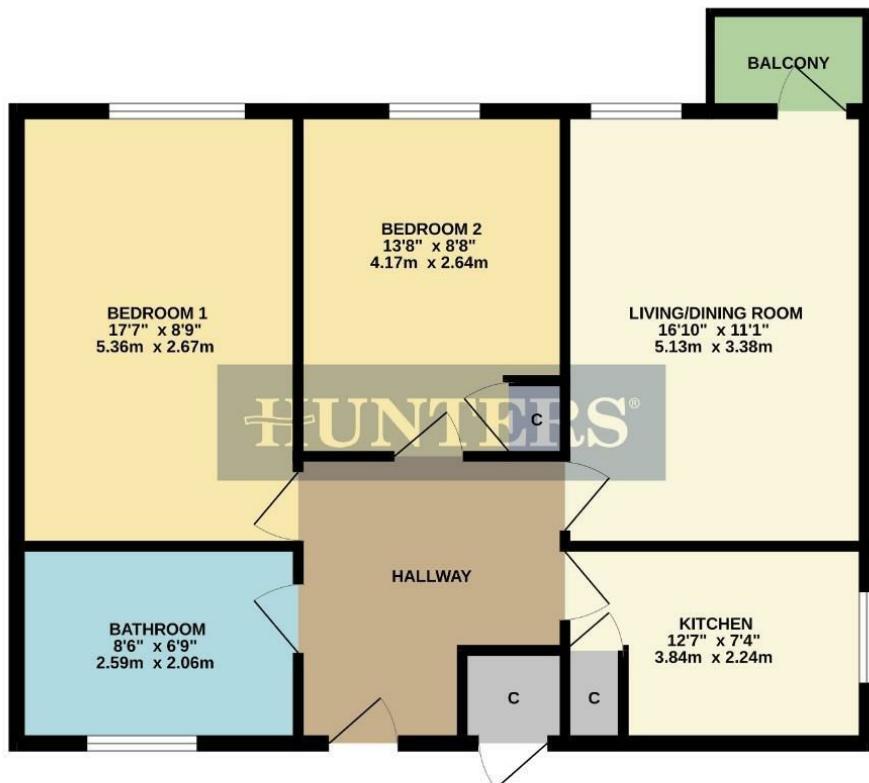
KEY FEATURES

- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- WELL PRESENTED
- LARGE BATHROOM
- SPACIOUS LIVING ROOM
- CLOSE TO CANNING TOWN STATION
- IDEAL FIRST TIME BUY/BUY TO LET





SECOND FLOOR



Whilst every care has been made to ensure the accuracy of the details contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility can be 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 CS2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 c
39-54	E		
21-38	F		
1-20	G		



Google

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