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HERE TO GET *you* THERE

Adine Road Plaistow, London, E13 8LL
Guide Price: £270,000 - £300,000

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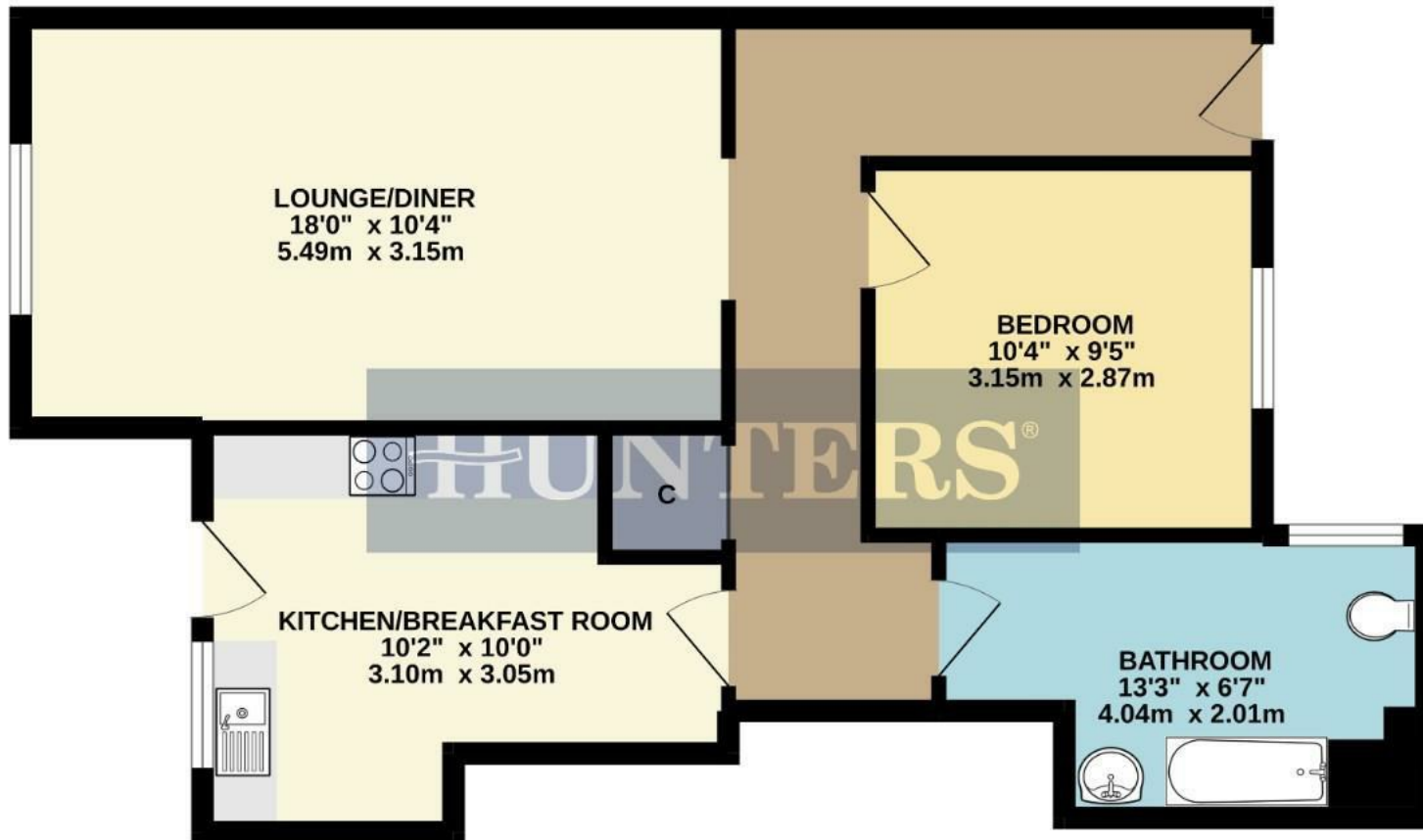
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Positioned on a residential turning in Plaistow is this well presented quirky ground floor garden flat. This period conversion boasts good accommodation throughout and is tastefully presented. Located well for all local amenities with cafes, eateries, retail and grocery shops in close proximity. The property also provides easy access to various transport links with different bus ranks available on Barking Road taking you towards Stratford and Canning Town. You also have Plaistow, West Ham and Canning Town tube stations. Being offered chain free.

Hunters Plaistow 272 Barking Road, Plaistow, E13 8HR | 0207 474 2345
plaistow@hunters.com | www.hunters.com

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALLWAY

Tiled flooring, wall mounted gas central heating, access to all rooms.

LOUNGE/DINER

18' x 10'4"

Bright and airy lounge with double glazed window filling this room with great natural light, coving to ceiling, dado rail, wall mounted gas central heating, parquet flooring.

KITCHEN/BREAKFAST ROOM

10'2" x 10'

Range of base units, marble effect worktop, sink and drainer, oven and hob, breakfast bar, tiled splash backs, wall mounted boiler, tiled flooring, double glazed window, door leading to rear garden.

BEDROOM

10'4" x 9'5"

Double glazed window, coving to ceiling, carpet flooring, wall mounted gas central heating.

BATHROOM

13'3" x 6'7"

Well presented bathroom with three piece suite comprising of panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, tiled floor, coving to ceiling, double glazed window.

GARDEN

Take time to relax in this lovely tranquil private garden, a place where you can have a break from the hustle and bustle of daily life.

TENURE - LEASEHOLD

LOCAL AUTHORITY - LONDON BOROUGH OF NEWHAM

COUNCIL TAX BAND - B

104 YEARS LEASE

GROUND RENT - £150.00 PER ANNUM

SERVICE CHARGE - £786.00 PER ANNUM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.









