



Russell Road, Canning Town E16 3QS



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Guide Price £280,000 - £325,000

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Russell Road, Canning Town E16 3QS

DESCRIPTION

Guide Price £290,000 - £310,000

Located in the vibrant area of Canning Town, this charming flat on Russell Road offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in the heart of London. The flat features a welcoming reception room, perfect for relaxation or entertaining guests.

For those who commute, the property is conveniently located near Canning Town Station, which offers access to the Jubilee and DLR lines, as well as Custom House Station on the Elizabeth line and Prince Regent DLR Station, ensuring easy travel across the city.

Residents will appreciate the proximity to Canning Town Recreation Ground and Keir Hardie Recreation Ground providing ample green space for leisurely strolls or outdoor activities.

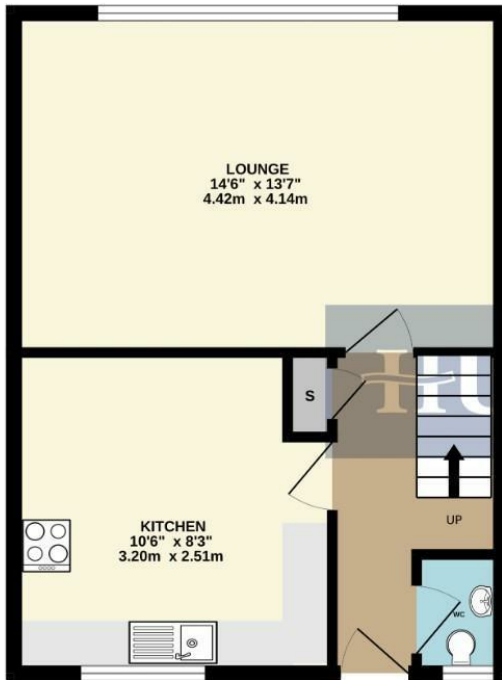
Families will find excellent educational options nearby, including Hallsville Primary School and Rokeby School, making this location particularly appealing for those with children. Additionally, the Newham Leisure Centre is just a stone's throw away, offering a range of fitness and recreational facilities.

The flat is also within easy reach of the ExCeL London exhibition centre. With its prime location and comfortable living space, this property on Russell Road is a wonderful opportunity for anyone looking to enjoy the dynamic lifestyle that Canning Town has to offer.

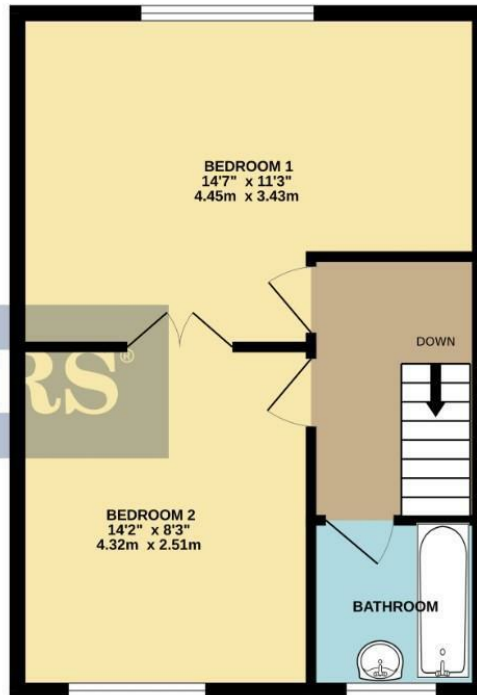




THIRD FLOOR

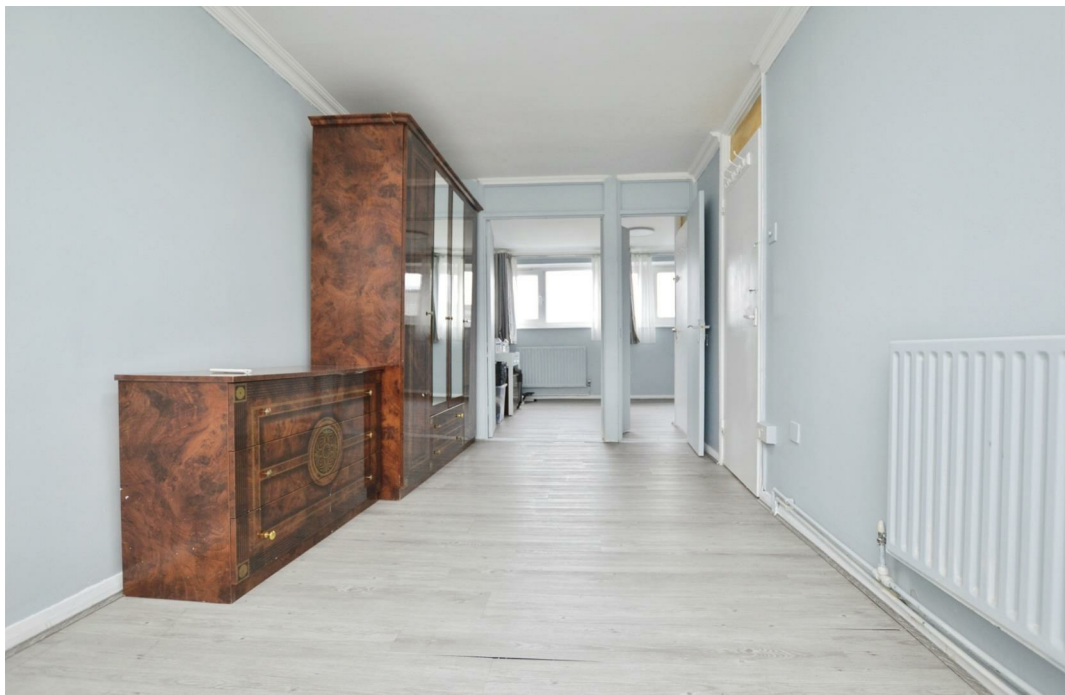


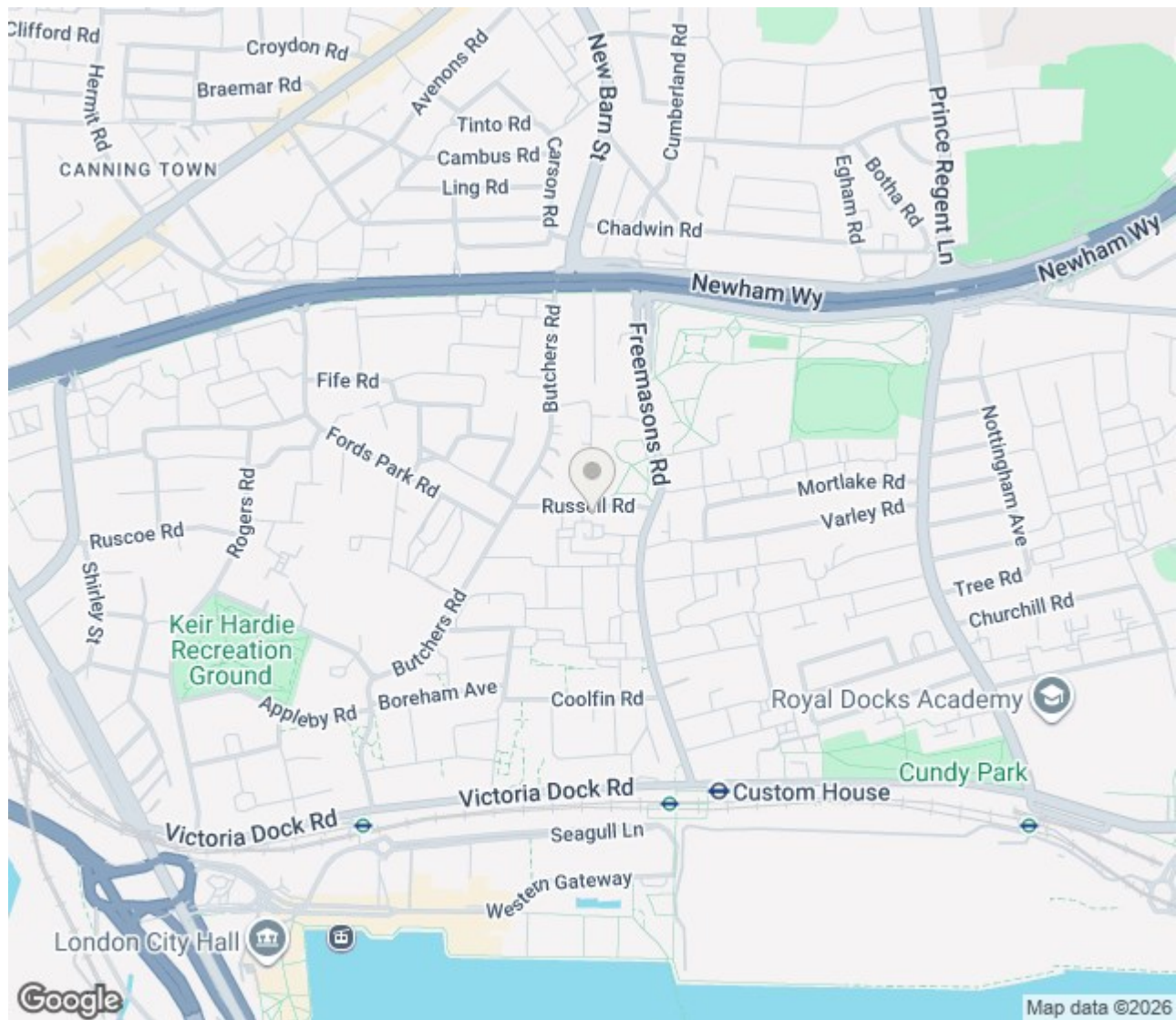
FOURTH FLOOR



- TWO BEDROOM APARTMENT
- LOUNGE
- KITCHEN
- GROUND FLOOR W.C
- FIRST FLOOR BATHROOM
- CANNING TOWN STATION - JUBILEE AND DLR LINES
- CUSTOM HOUSE STATION - ELIZABETH AND DLR LINES
- ACCESS GREEN SPACES

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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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