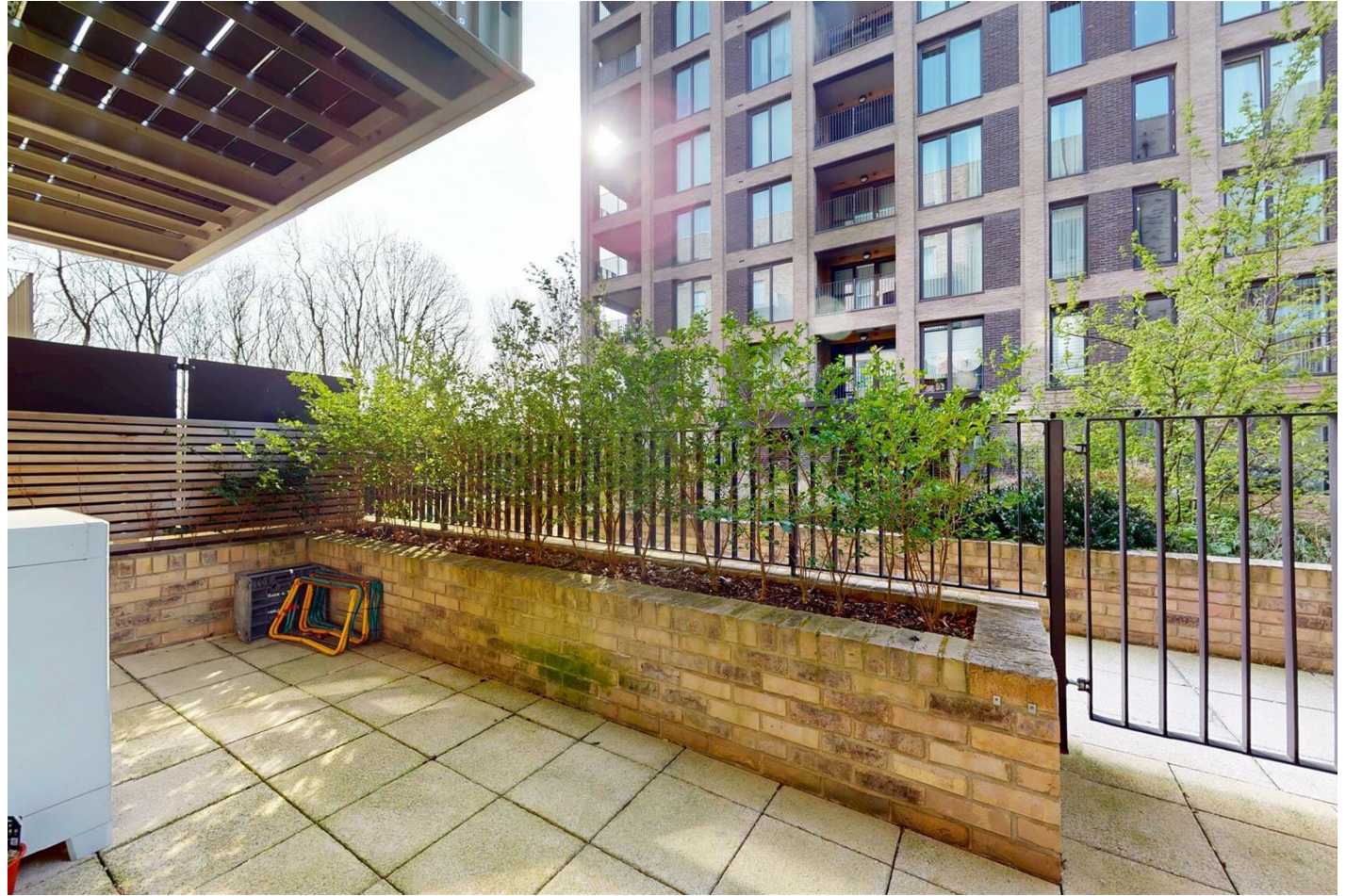




31 Mahindra Way, London, E6 5AJ  
Guide price **£225,000**



## 31 Mahindra Way, London, E6 5AJ

Guide price £225,000

Barrain London is pleased to introduce this new, very generously sized (451 sq ft) studio flat featuring an extra large patio terrace. Located in the modern, attractive Mahindra Way development overlooking pretty Beckton Park, the property offers a bright and airy open plan living and kitchen area with modern integrated appliances opening onto the terrace. Floor to ceiling windows fill the space with natural light and there is ample storage including a large utility area.

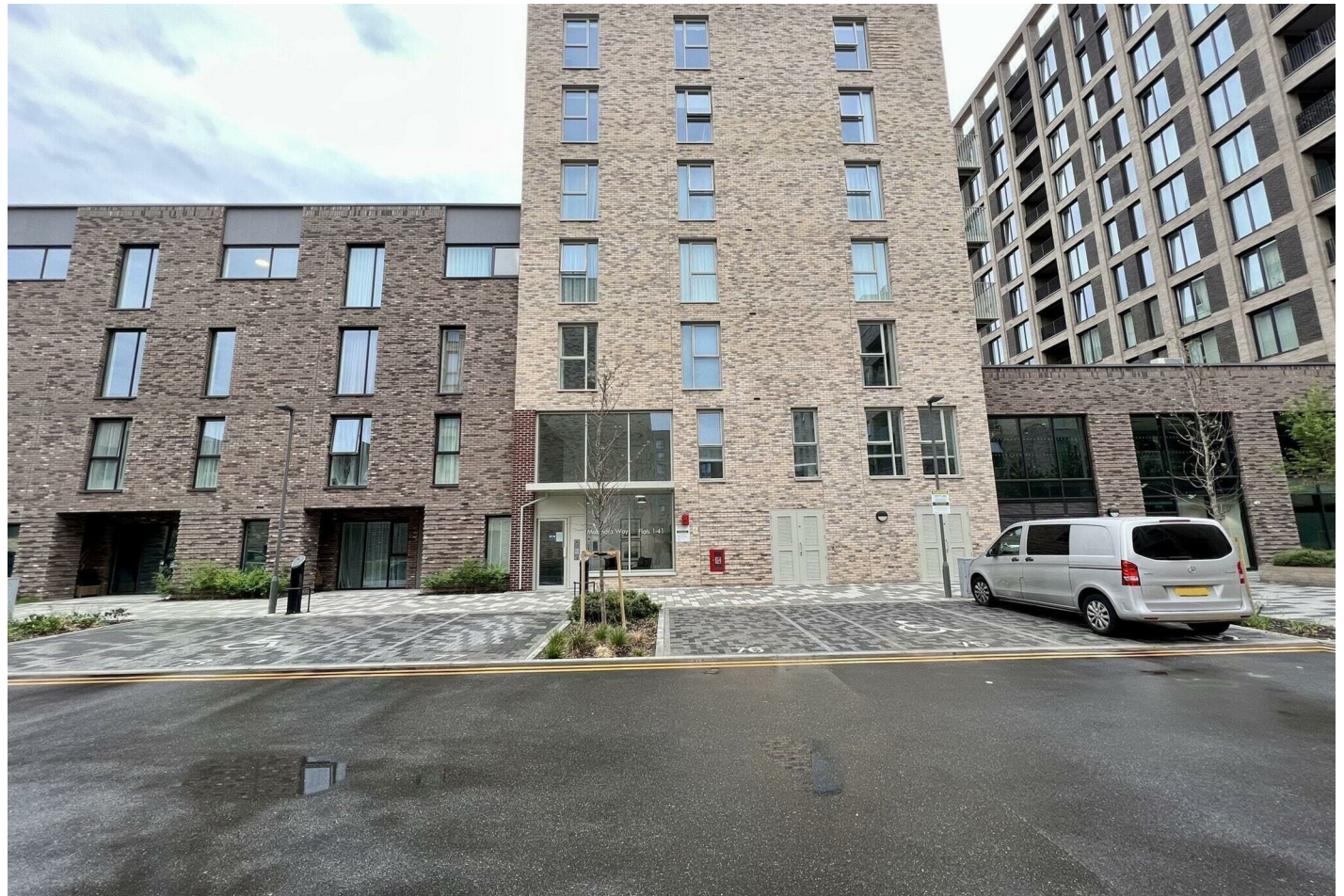
Residents enjoy very tranquil surroundings, including excellently maintained communal gardens. Exclusive on-site facilities include a 24 hour gym, a work hub, and concierge services. Secure cycle storage is available in the underground parking.

Well-connected Mahindra Way is very popular with commuters to the City and other locations in Greater London, because of quick access to Royal Albert and Beckton DLR stations and the Elizabeth line at Custom House. Residents can conveniently shop at LIDL and ASDA supermarkets on the way home from the station. Having exceptional Beckton Park next door is a great perk, great for pet walking or jogging.

This flat is a great option for first time buyers, commuters and buy-to-let investors. Please call to arrange a private viewing,

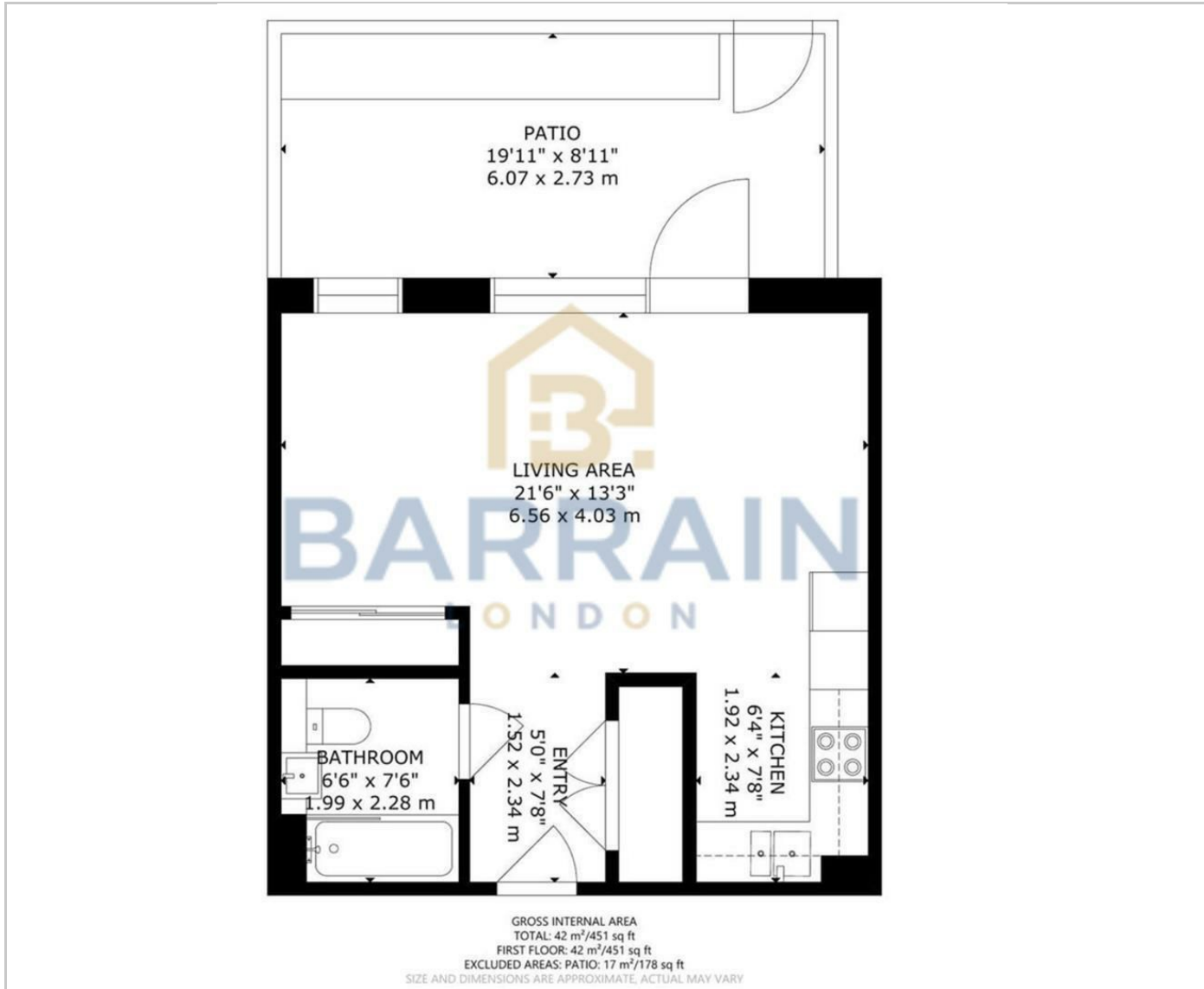
## Key Features

- Attractive large 451 sq ft Studio with private patio terrace facing internal courtyard gardens
- Modern kitchen with smart appliances
- Concierge, Private Gym and Work Hub
- Popular with commuters: local to 2 DLR stations and the Elizabeth Line at Custom House
- Close to Local amenities, including ASDA and LIDL supermarkets
- Next to pretty Beckton park

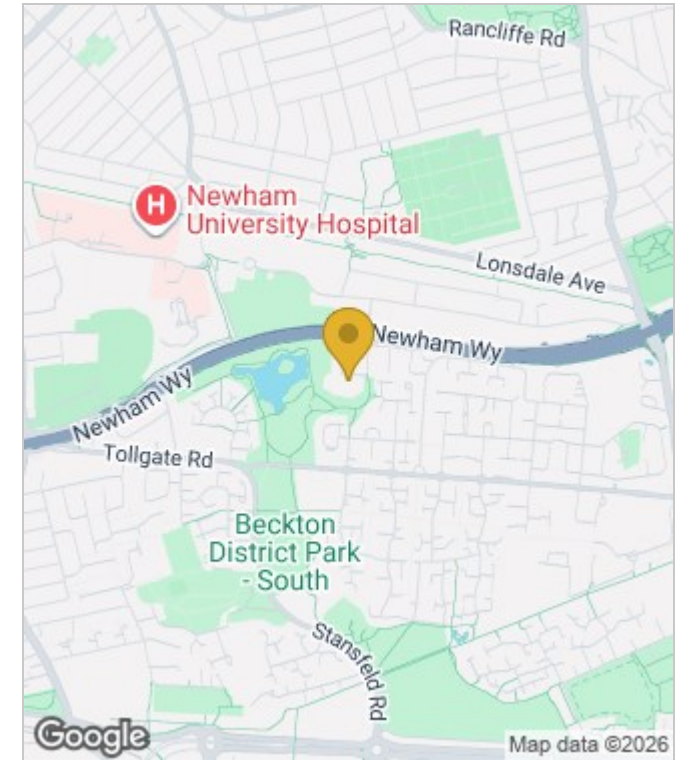


Council Tax Band: B

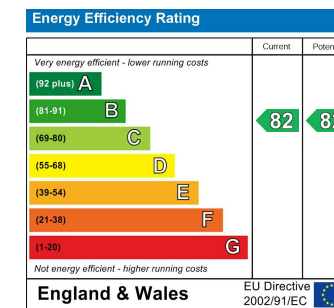
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.