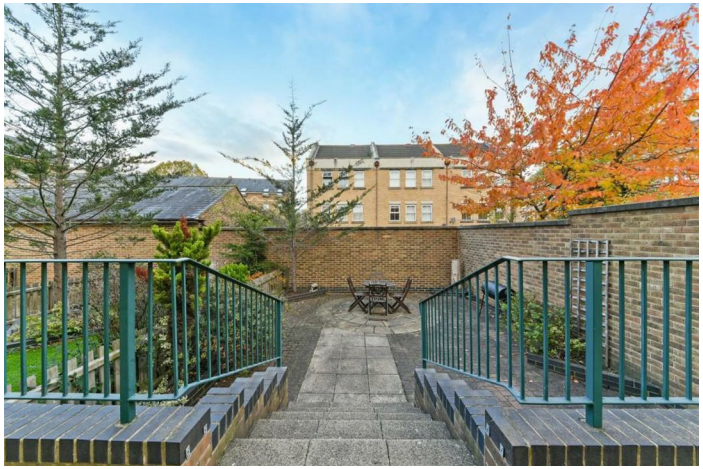


# 33 SCHOONER CLOSE

## LONDON, E14 3GG

## £3,000 PCM

Set within a quiet cul-de-sac, this newly refurbished three-bedroom house offers 1,139 sq ft of internal space across three floors, plus a private garage, driveway and landscaped rear garden.

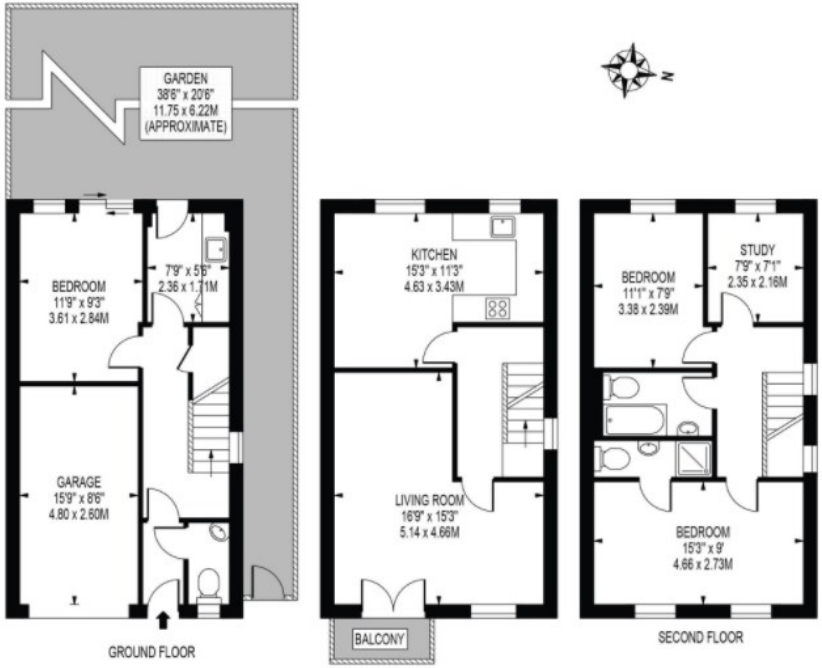
The first floor is given over to a generous living room with doors opening onto a balcony, alongside a separate kitchen. A bedroom on the ground floor offers flexibility for guests or family, while the top floor has two further bedrooms and a separate study: a useful space for working from home without giving up a bedroom. Outside, the approximately 38 ft rear garden provides plenty of room to relax or entertain, with a low-maintenance finish.

Crossharbour and Mudchute DLR stations are both approximately 0.4 miles away, and Canary Wharf is around a 20-minute walk. With its flexible layout, outdoor space and private parking, Schooner Close is a home well suited to life in this part of E14.

DouglasPryce

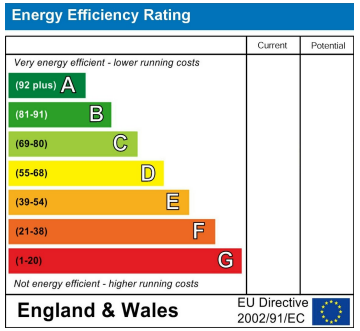
# SCHOONER CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1139 SQ FT - 105.84 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **134 SQ FT - 12.48 SQ M**




FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements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