



## Eddington Court, Hallsville Quarter, London, E16 1GW

£699,000

\*\*\*viewings start May, 2018\*\*\* River Habitat are pleased to offer you this four bedroom, four storey house situated in this brand new development on Silvertown Square. The property circa 1,410 square feet is ideally situated close to Canning Town Station offering direct links into Canary Wharf, Stratford and Central London via the Jubilee Line and the DLR. Amenities in the area are excellent with the Barking Road just a few minutes walk from the development and has plenty of restaurants, supermarkets and retail outlets. Vacant Possession available on the 1<sup>st</sup> of July, 2018 for Owner Occupiers otherwise Completion can occur ASAP on a Buy to Let mortgage.

- Four Bedroom House For Sale
- Located In Canning Town
- Four Storey Townhouse
- Excellent Transport Links
- Amenities Nearby



## Property Description

### The Development

Eddington Court is a brand new development of new 1-3 bedroom apartments and townhouses located just a few minutes walking distance from Canning Town Station. The area has seen major regeneration in recent years running from the Royal Docks north through Canning Town and Stratford and this development is a prime example of that regeneration. The development will create a new town centre for the area and give the community a complete makeover. Residents can enjoy a communal garden with beautiful greenery and a private gymnasium available for all residents.

### The Area

Canning Town is a perfect location to live due to its excellent connections and recent regeneration. Firstly Canning Town Station is ideal for anybody working in areas such as Canary Wharf, Greenwich, Stratford and Central London with two major lines running through the station. The Jubilee Line offers direct links into Greenwich, Canary Wharf, London Bridge and Westminster while the second line, the DLR, offers links to Stratford, London City Airport and Lewisham. Buses in the area are excellent with the 115 running through the area on its route from East Ham to Aldgate. The 276 runs through to Stratford and Hackney while the 5 bus takes you into Romford via Barking.

Local amenities can be found on your doorstep. Large supermarkets and convenient stores are right on your doorstep as well as a dozen restaurants, bakeries and fast food outlets. Plans to reopen Rathbone Market in the near future will surely

appeal to most residents with fresh food and hosiery stalls expected.

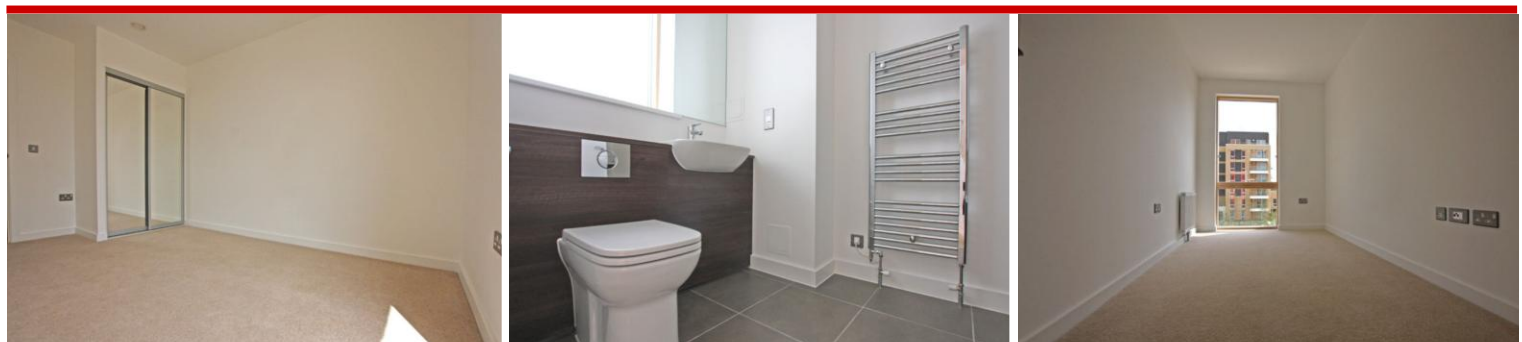
### The Townhouse

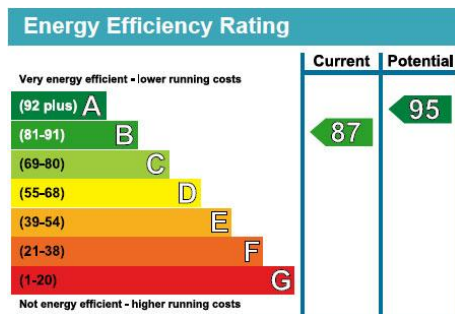
**GROUND FLOOR (359 Square Feet)** – The first floor consists of a large open plan reception/kitchen. The living space is large in size and has plenty of natural light while the kitchen is integrated with modern appliances and offers plenty of storage space. The space is large enough for a dining area. A WC can also be found on the ground floor.

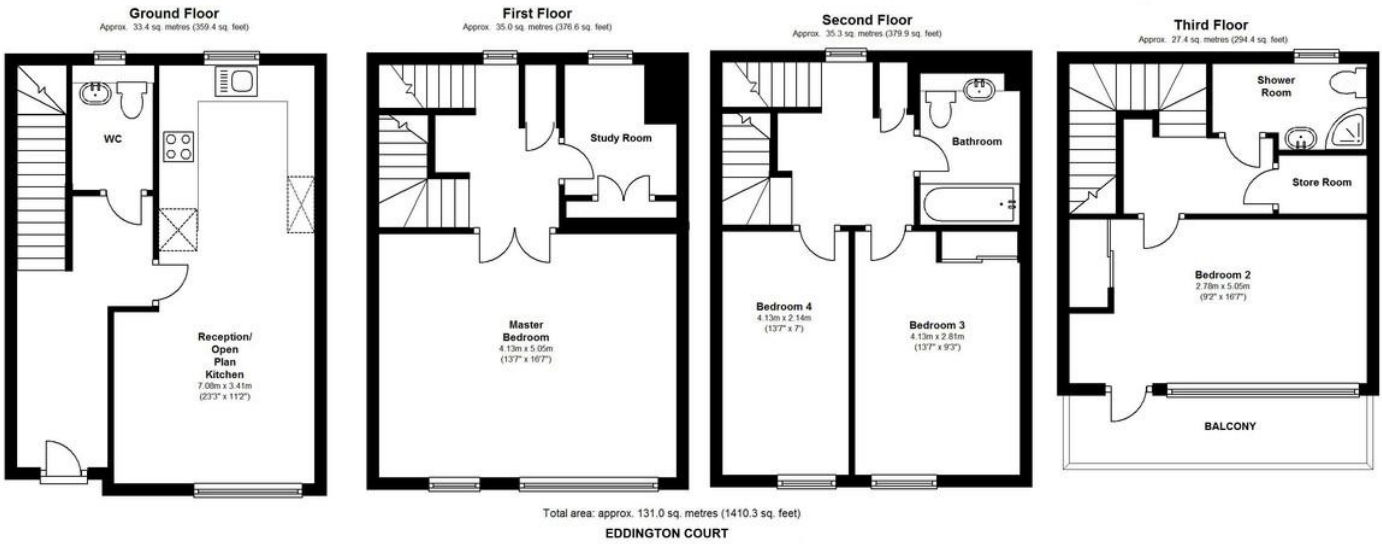
**FIRST FLOOR (376 Square Feet)** – A large master bedroom takes over the first floor along with a second room which is currently designed to be a study but future residents could choose to use this room as a large walk in wardrobe.

**SECOND FLOOR - (379 Square Feet)** – The second floor contains two large double bedrooms with one benefiting from a built in wardrobe. The first of two bathrooms can also be located on this floor and has a three piece suite with a bath.

**THIRD FLOOR - (294 Square Feet)** – The top and smallest floor of this Townhouse has just one bedroom but is a very large double bedroom which benefits from a built in wardrobe and a large balcony with views towards Canary Wharf and the O2 Arena. A shower room completes this floor.







## 655 Commercial Road, London, E14 7LW

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