



## Ling Road

Canning Town, E16 4AN

Guide Price £289,999 - £319,999



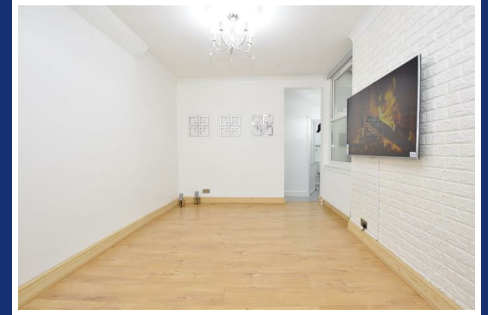
- GROUND FLOOR FLAT
- TWO BEDROOMS
- KITCHEN
- LOCATED FOR CANNING TOWN STATION

- VICTORIAN CONVERSION
- LOUNGE
- BATHROOM
- VIEWING HIGHLY RECOMMENDED

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This beautifully presented and elegantly proportioned ground floor Victorian Conversion is located on this residential turning. This delightful property has its own entrance and boasts two double bedrooms, reception, kitchen, bathroom, and its own private garden. The property offers fantastic links into City and Docklands with Canning Town Station positioned within easy reach. Other nearby amenities include Stratford Westfield, O2, London City Airport and Royal Docks, with this in mind the property is ideal for first time buyers who are looking to get on the property ladder or investment buyers. An internal viewing is highly recommended.

## LOUNGE

13'4" x 9'1" (4.06m x 2.77m)

Double glazed window to side, engineered wood flooring, wall mounted gas central heating.

## KITCHEN

12'5" x 6'6" (3.78m x 1.98m)

Double glazed window to rear, range of wall and base units, stainless steel integrated oven and hob with extractor hood above, tiled splash back, tiled flooring.

## BATHROOM

6'4" x 5'5" (1.93m x 1.65m)

Three piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin, low flush w.c, wall mounted gas central heating, fully tiled walls and flooring, double glazed window to side.

## BEDROOM ONE

13'9" x 11'9" (4.19m x 3.58m)

Double glazed bay window to front, engineered wood flooring, wall mounted gas central heating.

## BEDROOM TWO

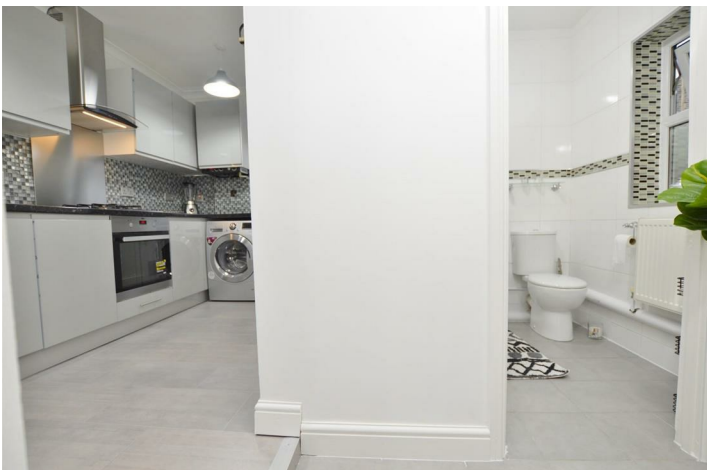
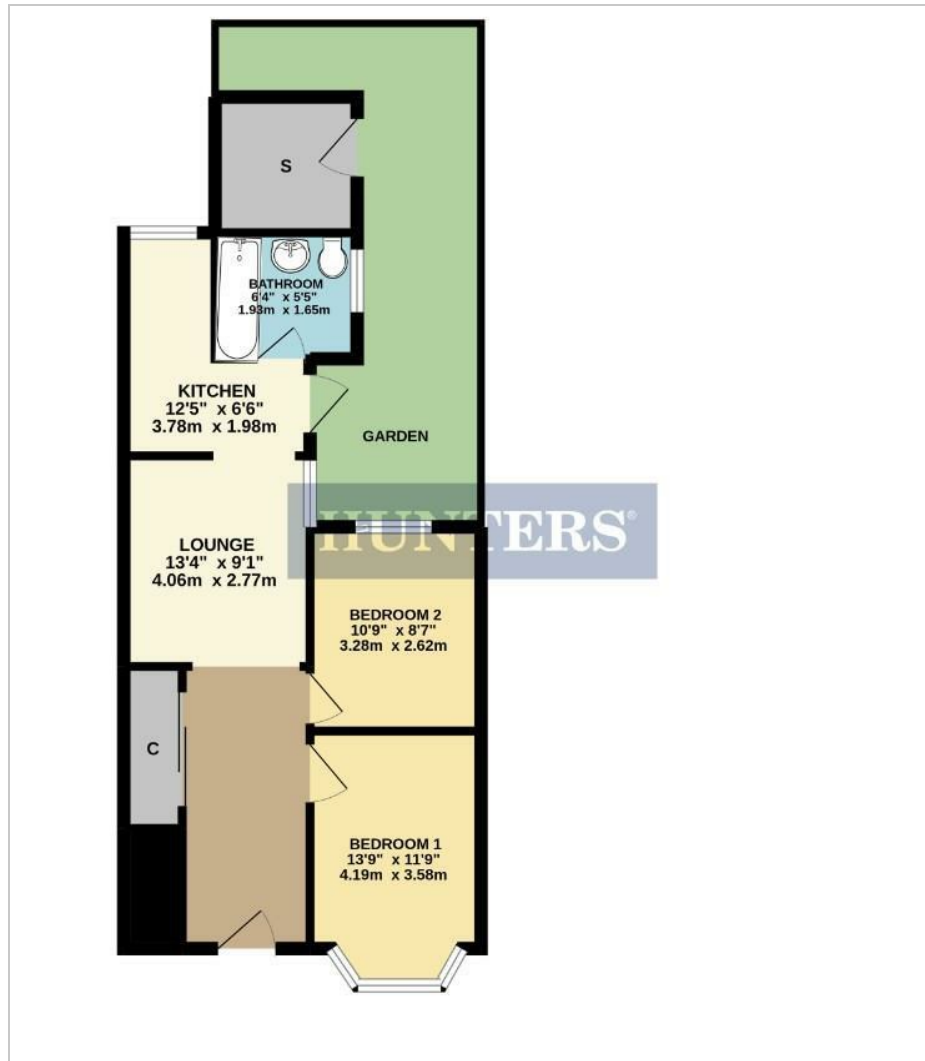
10'9" x 8'7" (3.28m x 2.62m)

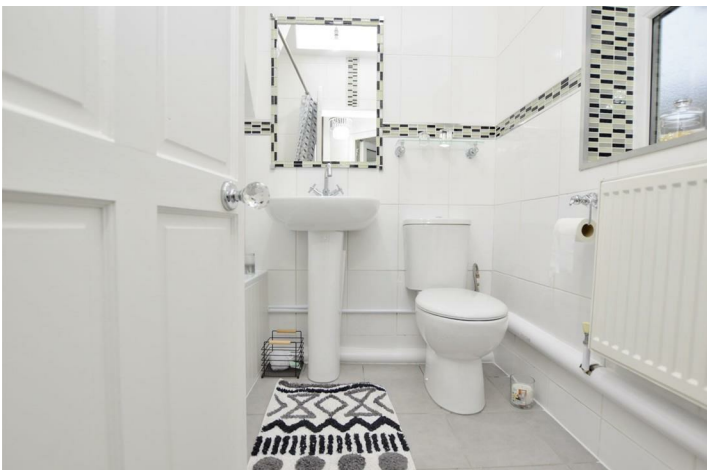
Double glazed window to rear, wall mounted gas central heating, engineered wood flooring.

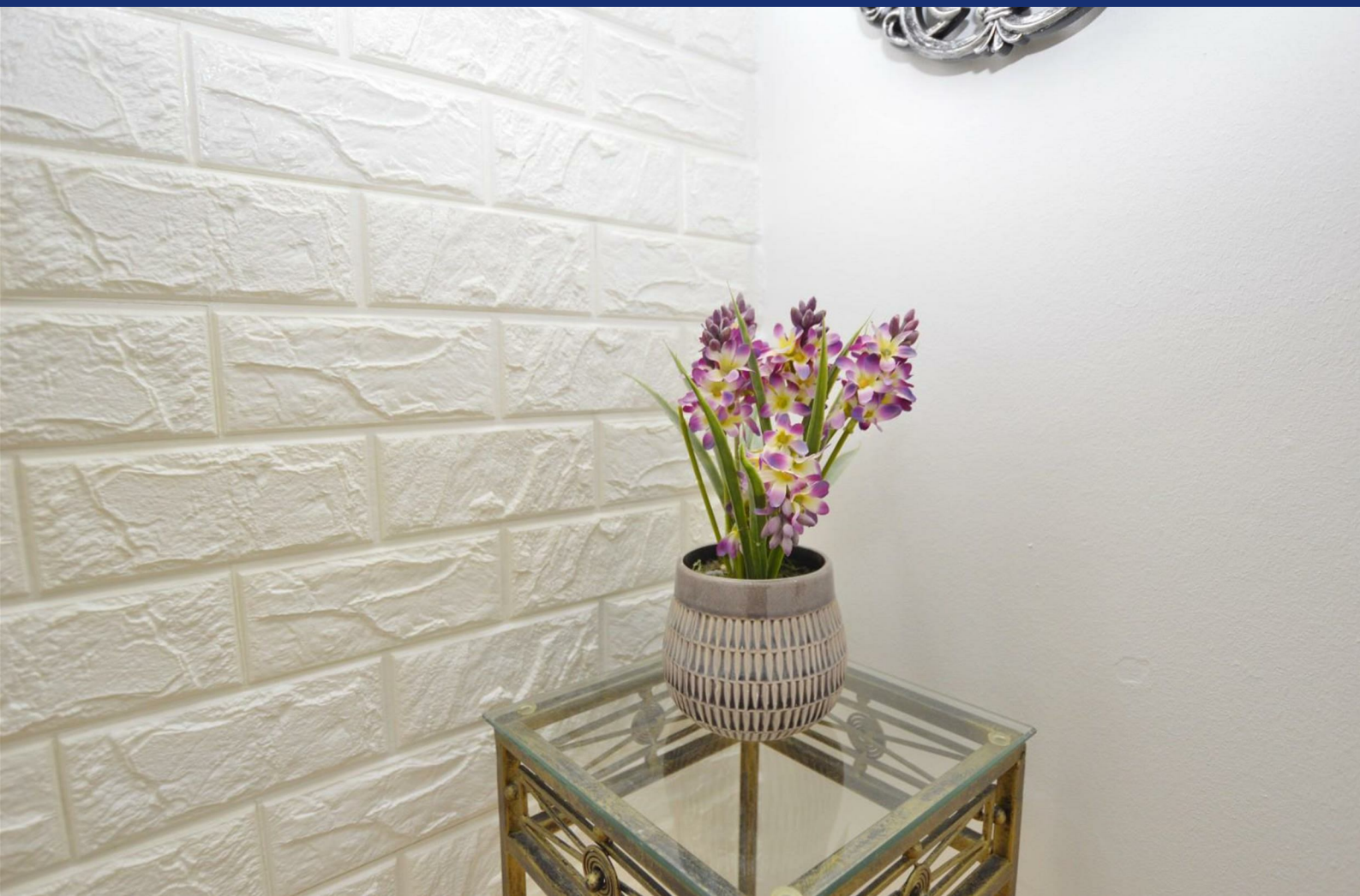
## REAR GARDEN

Fully paved, covered canopy area and shed to rear.

# Floorplan







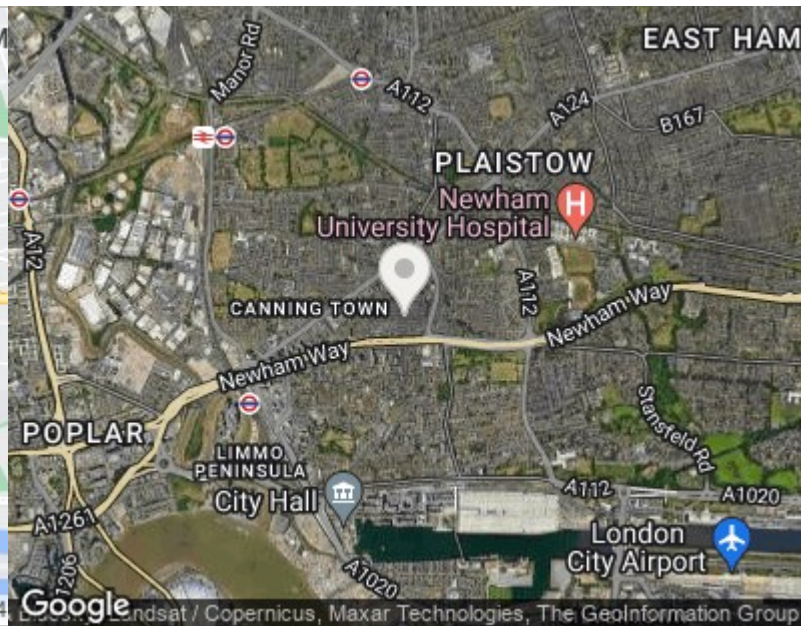
## Energy Efficiency Graph

## Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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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. **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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