

# HUNTERS<sup>®</sup>

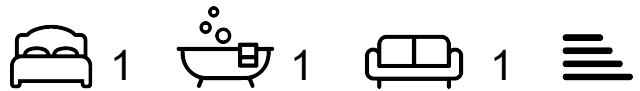
HERE TO GET *you* THERE



## Katie Court, Edwin Street

Canning Town, E16 1YA

Guide Price £325,000 - £350,000



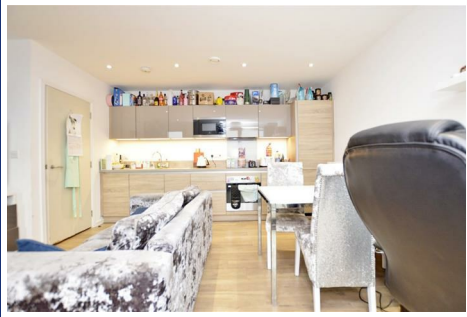
Council Tax: B



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## HALLWAY

Access to all rooms, storage room housing washing machine wall mounted boiler, intercom system with camera, wood flooring, wall mounted radiator.

## LIVING/KITCHEN AREA

15'1" x 14'11" (4.60m x 4.55m)

Bright and airy room with floor to ceiling windows, wood flooring, wall mounted gas central heating, access to balcony.

Kitchen area - fitted wall and base units, roll top work surface, sink and drainer, built in fridge/freezer, oven and hob with extractor hood above, microwave, dishwasher.

## BEDROOM

11'4" x 8'9" (3.45m x 2.67m)

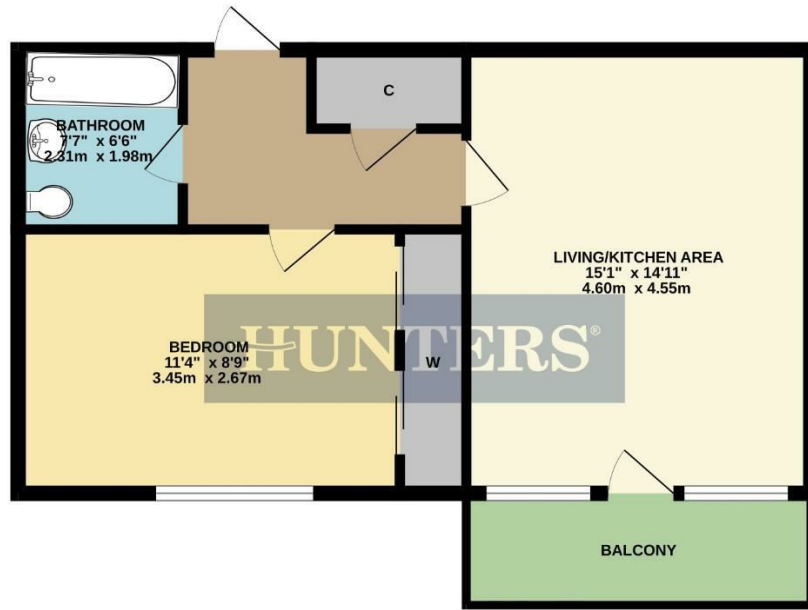
Double glazed floor to ceiling window that can be opened as a Juliet balcony, wall mounted gas central heating, built in wardrobe, carpet flooring.

## BATHROOM

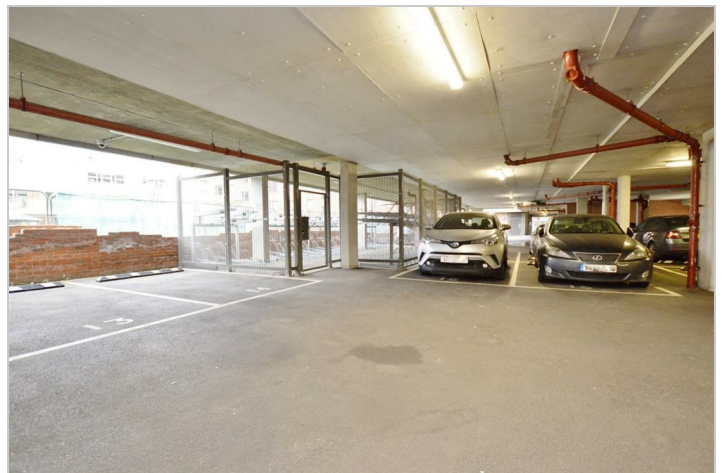
7'7" x 6'6" (2.31m x 1.98m)

Three piece suite comprising of panelled bath with mixer taps and shower attachment, wash hand basin, low flush w.c, part tiled walls, tiled flooring, heated towel rail.

SEVENTH FLOOR



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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## Road Map



## Hybrid Map



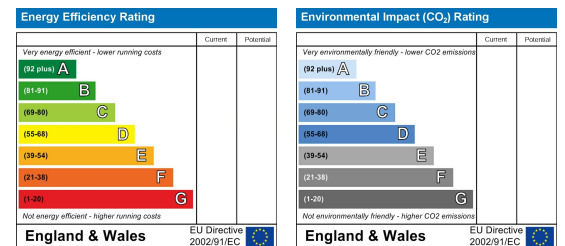
## Terrain Map



## 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.

## Energy Efficiency Graph



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.