



HUNTERS[®]
HERE TO GET *you* THERE



Russell Road, Canning Town, London, E16 3QS

Guide Price: Guide Price £290,000 - £320,000



Guide Price: £290,000 - £310,000

Spacious two-bedroom apartment in close proximity to Custom House Station (DLR Line & Elizabeth Crossrail Line).

Arranged over two storeys- the third and top floor of a purpose-built block on Russell Road, The property offers bright and airy feel throughout

This apartment is ideally located to the north of E16. Within easy reach to local schools and Canning Town Recreation Ground, it's a highly convenient spot for families. Local shops along Freemasons Road and easy access to Custom House DLR Station, while car users benefit from swift access to the A13, A406, and Blackwall Tunnel. Being offered chain free.

LOUNGE

14'6" x 13'7"

Double glazed windows to rear, laminated wood flooring, wall mounted radiator.

KITCHEN

10'6" x 8'3"

Range of wall and base units, roll top work surface, sink and drainer, double glazed window to front.

W.C

Low level w.c, wash basin, double glazed window to front.

FIRST FLOOR

BEDROOM ONE

14'7" x 11'3"

Double glazed window to rear, laminated flooring, 2 fitted cupboards.

BEDROOM TWO

14'2" x 8'3"

Double glazed window to front, laminated flooring, fitted cupboard.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin, tiled wall, laminated flooring, double glazed window to front.

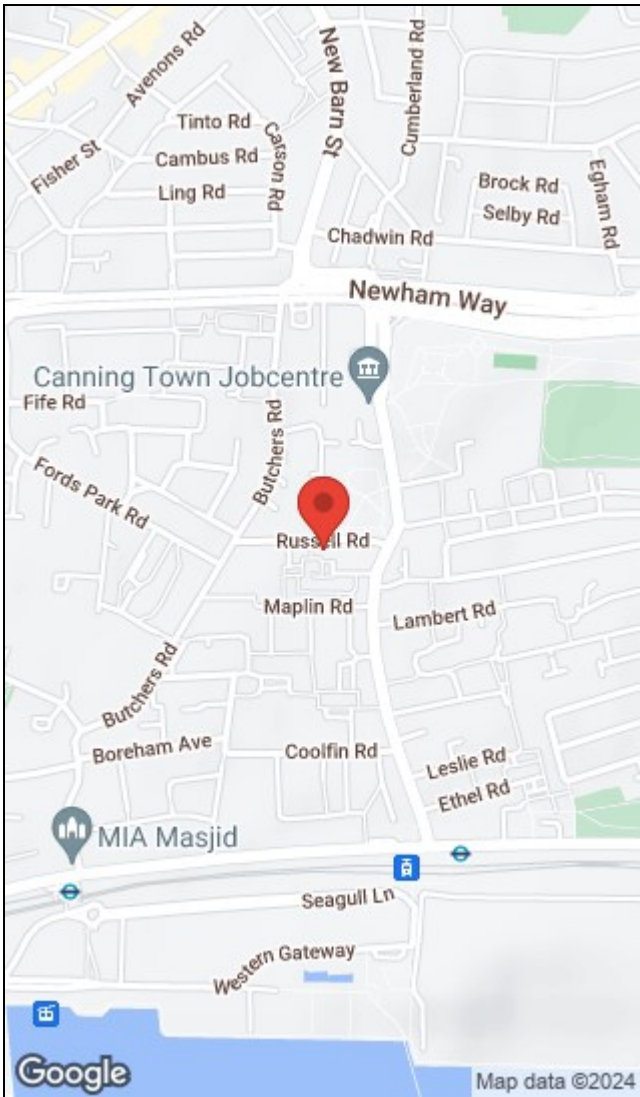
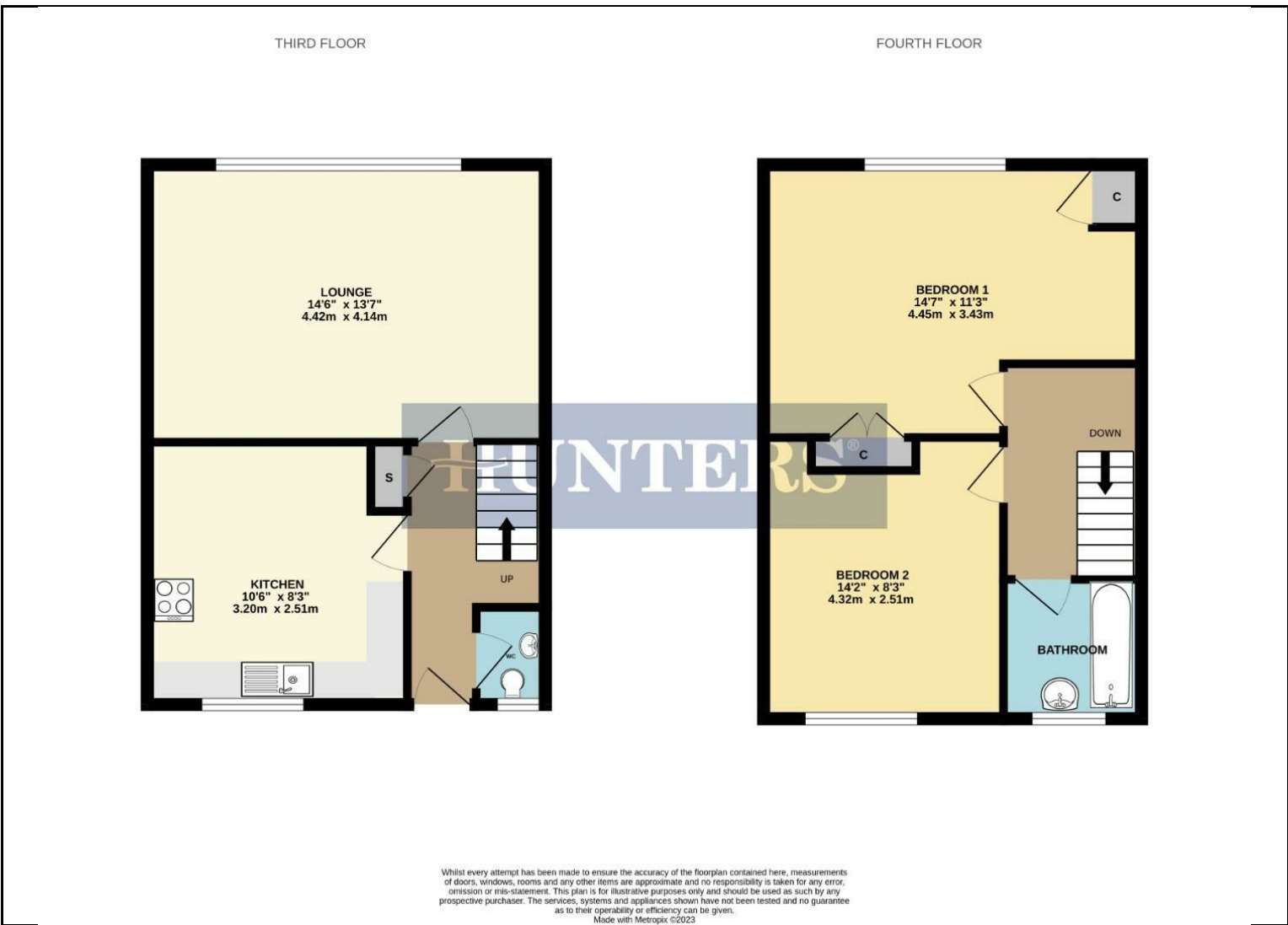
KEY FEATURES

- TWO BEDROOM APARTMENT
 - LOUNGE
 - KITCHEN
 - GROUND FLOOR W.C
 - FIRST FLOOR BATHROOM
- EASY REACH TO CUSTOM HOUSE DLR
- CANNING TOWN RECREATIONAL GROUND
- BRIGHT AND AIRY FEEL THROUGHOUT
 - BEING OFFERED CHAIN FREE









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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