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King George Avenue, London, E16 3HP

Guide Price: Guide Price £450,000 - £475,000



Guide price £450,000-£475,000 Charm, cosy and oozing class, a few words to sum up this impeccably stylish Victorian Home. This property has undergone extensive refurbishment throughout which shows throughout the entire home. The property on offer boasts a bright and airy living room with high ceilings and sash windows with views across King George Park. The kitchen is fitted with a luxury range of wall and base units with, Karndean Herringbone flooring which runs across the entire ground floor. The first floor offers a large landing with a feature wall of exposed brick, there are two further bedrooms with large windows that fill the rooms with natural light. Furthermore the seller has thoughtfully designed loft space to create a useful study or even an office. This truly is a remarkable property which must be viewed to appreciate. Located within easy reach of Custom House and Prince Regent DLR stations.

HALLWAY

Karndean Herringbone flooring, wall mounted radiator, power points.

LOUNGE

12' x 10'4"

Karndean Herringbone flooring, wall mounted radiator, double glazed sash bay window to front with blinds, power points.

KITCHEN/DINER

13'5" x 13'5" narr to 9'9"

Range of luxury wall and base units with Corian edge work top, integrated gas cooker, butler sink with mixer tap, brick effect tiled splashback, understairs storage cupboard, ceiling spotlights, power points, Karndean Herringbone flooring.

UTILITY AREA

Plumbing for washing machine, wall mounted Worcester Combi boiler, door to garden, Victorian style tiled floor.

SHOWER ROOM

7'9" x 4'8"

Comprising of large walk-in shower with mixer shower attachment, wash basin, low level w.c., brick effect splashback, skylight window, wall mounted towel rail.

GARDEN

Fully paved.

FIRST FLOOR

Access to two bedrooms and spiral staircase leading to loft room.

BEDROOM ONE

13'6" x 10'6" narr to 8'9"

Two double glazed sash windows to front, wall mounted radiator, carpet flooring, power points.

BEDROOM TWO

13'6" x 7'3"

Double glazed sash window to rear, wall mounted radiator, carpet flooring, power points.

SECOND FLOOR

CONVERTED LOFT ROOM

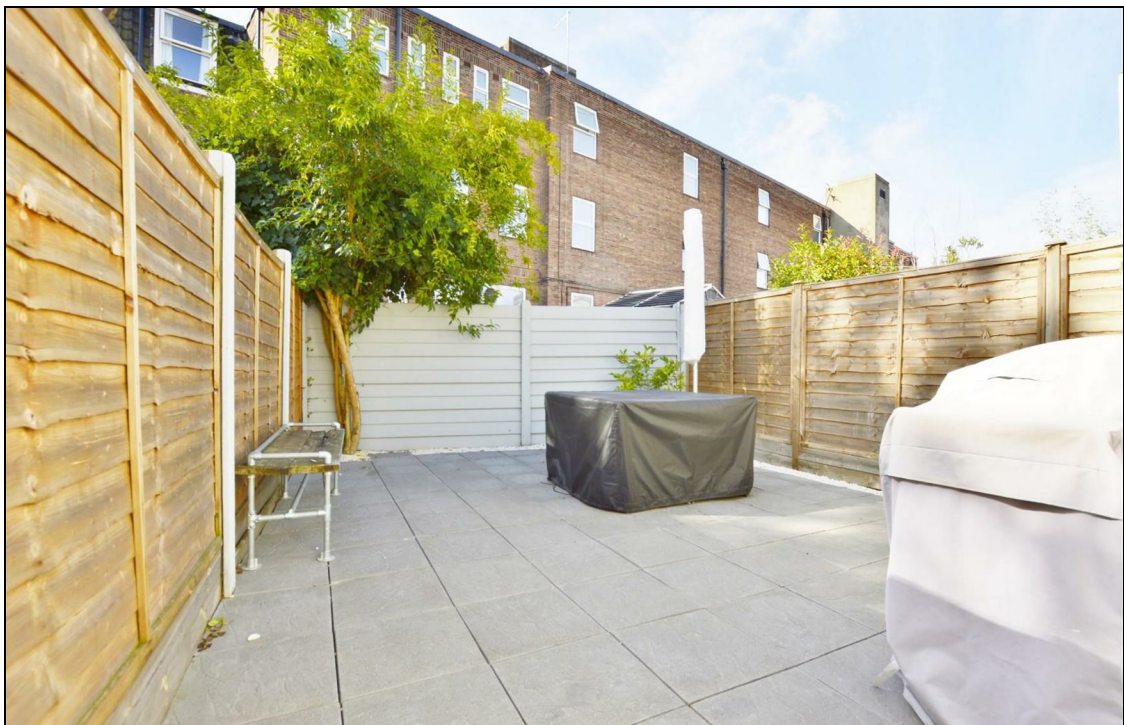
12' x 11' (restricted head height)

(Currently used as a study/bedroom) Carpet flooring, velux windows, under storage space with drawers and cupboards.

KEY FEATURES

- TWO BEDROOMS
- MID-TERRACE HOUSE
- BRIGHT AND AIRY LIVING ROOM
 - LUXURY FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
 - LOFT ROOM
- VIEWS ACROSS KING GEORGE PARK
- LOCATED WITHIN EASY REACH OF CUSTOM HOUSE AND PRINCE REGENTS DLR STATIONS











Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345
 plaistow@hunters.com | www.hunters.com



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