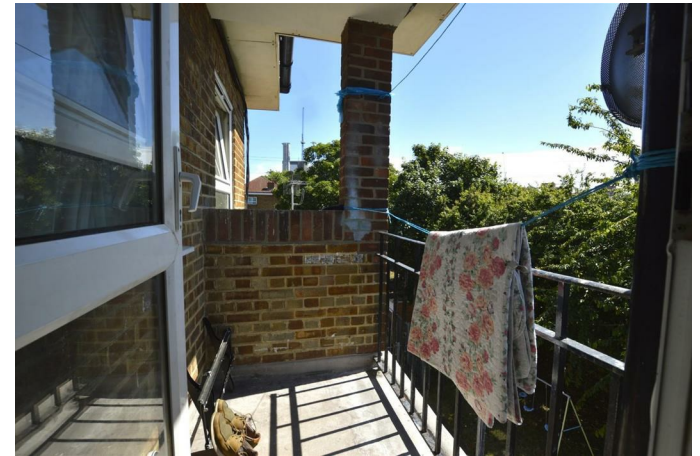




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Dukes Court, Barking Road, London, E6 2LR | Guide Price £290,000 - £320,000  
Call us today on 0207 474 2345





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

### 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.

**Guide Price: £290,000 - £320,000. Set on the top floor floor of this desirable residential dwelling, Hunters are delighted to offer for sale this large Two bedroom apartment. The property on offer is located conveniently for East Ham Underground, shopping amenities at High Street North, and Central Park. Furthermore the property benefits from a spacious living room/kitchen, and balcony. An ideal investment which must not be missed.**

#### COMMUNAL ENTRANCE

Communal front door to stairs to second floor flat.

#### LOUNGE

14'6" x 12'11"

Double glazed window to rear, double glazed door to balcony, radiator, laminated wood flooring, wall mounted radiator, power points

#### KITCHEN

10'9" x 8'7"

Double glazed window to front, fitted wall and base units, roll edge work surface, sink and drainer, fitted oven, grill and hob, space for fridge freezer and washing machine, tiled splash walls and flooring, radiator.

#### BEDROOM ONE

14'2" x 10'4"

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

#### BEDROOM TWO

12'8" x 10'5"

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

#### BATHROOM

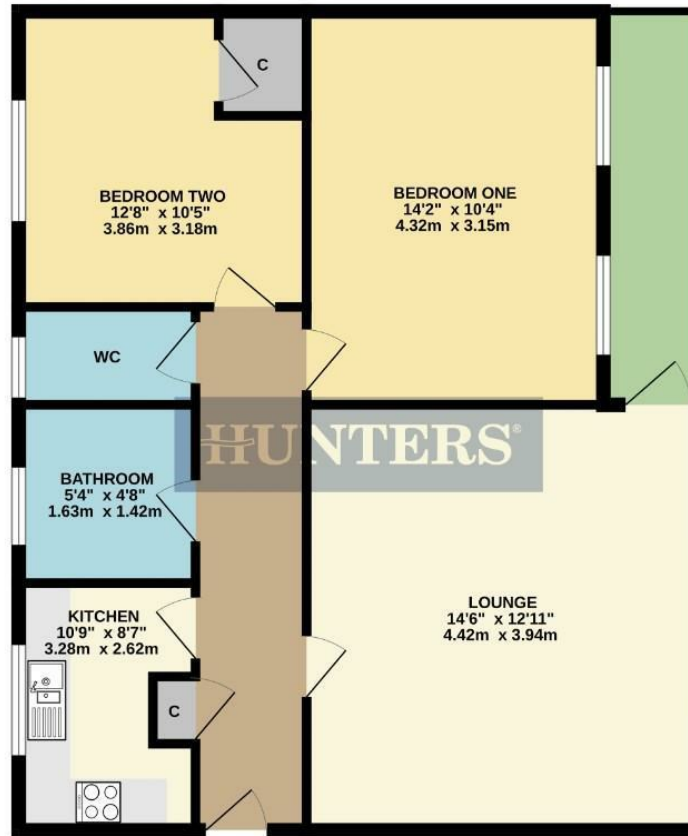
5'4" x 4'8"

Double glazed window to front, panelled bath, pedestal hand wash basin, heated towel rail, tiled wall and flooring.

#### W.C

Double glazed window to front, low level w.c, tiled walls and flooring.

GROUND 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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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.

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