



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



# Charles Darwin House, Minnie Baldock Street, London, E16 1YE

## 40% Shared ownership £168,000



### 40% Shared Ownership

This top-floor apartment in a prime location in Canning Town boasts spaciousness, executive features, and secure underground parking. Situated in the highly sought-after Hallsville Quarter development, it offers proximity to local amenities, including gyms and supermarkets, and is just a short distance from Canning Town station.

With easy access to the Royal Docks area, Excel Centre, and O2 via a short walk, Canning Town serves as a central hub for Londoners, facilitated by the Jubilee line and Cross Rail (Custom House). The apartment is accessed through a secure ground-level door leading to a modern lobby with lifts to the 12th floor.

Comprising a generous double bedroom, bathroom, kitchen/living area, and balcony, the apartment features floor-to-ceiling windows offering panoramic views of East London. The bathroom is well-appointed with a bath, shower, heated towel rail, and wall-to-wall mirror. The living area and balcony provide further highlights, with decked wooden flooring throughout.

The modern kitchen includes an oven, hob, and dishwasher, with ample storage space provided by three hallway cupboards, one of which houses a washer/dryer. Residents also enjoy exclusive access to a garden area on Level 2 for relaxation and exercise.

Offered chain-free, this property presents a compelling investment opportunity.

#### OPEN PLAN LIVING/KITCHEN/DINING AREA

18'6" x 15'11"

Custom designed Manhattan kitchen, High gloss, wall and base units with soft close handleless doors and drawers, quartz/natural stone worktop, under mounted one and a half stainless steel sink with chrome mixer tap, glass panel splash back to worktop area, fully integrated appliances comprising of ceramic 4 zone touch control hob, stainless steel fan oven, concealed extractor hood and dishwasher, laminated wood effect flooring, wall mounted radiator, double glazed windows, door leading onto balcony

#### BEDROOM

16'3" x 12'2"

Double glazed window, built in wardrobe with glass mirrored sliding doors, carpet flooring, wall mounted radiator.

#### BATHROOM

Three piece bathroom suite comprising of panelled bath with mixer tap and shower attachment, wash basin, wall hung w.c, fully tiled walls and ceramic tiled flooring, heated towel rail.

#### COMMUNAL GARDEN

Podium level landscape courtyard, only accessible by residents.

#### ADDITIONAL INFORMATION

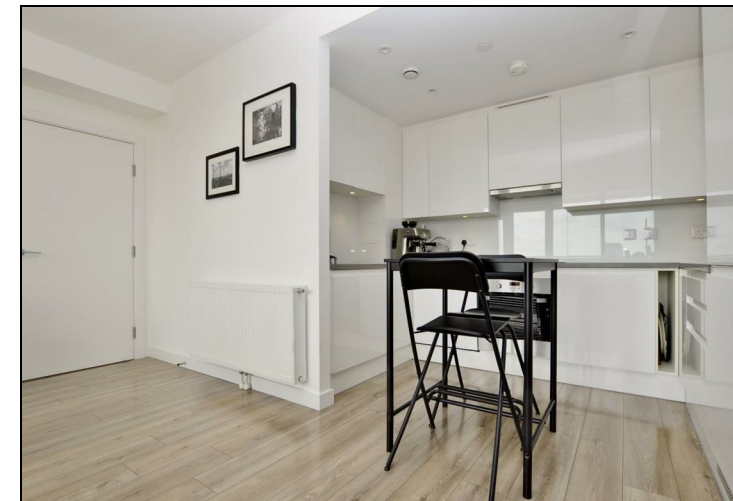
Total rent plus service charge per month - April 2024 - April 2025 - £1146.22

Monthly Rent - April 2024 - April 2025 - £827.35

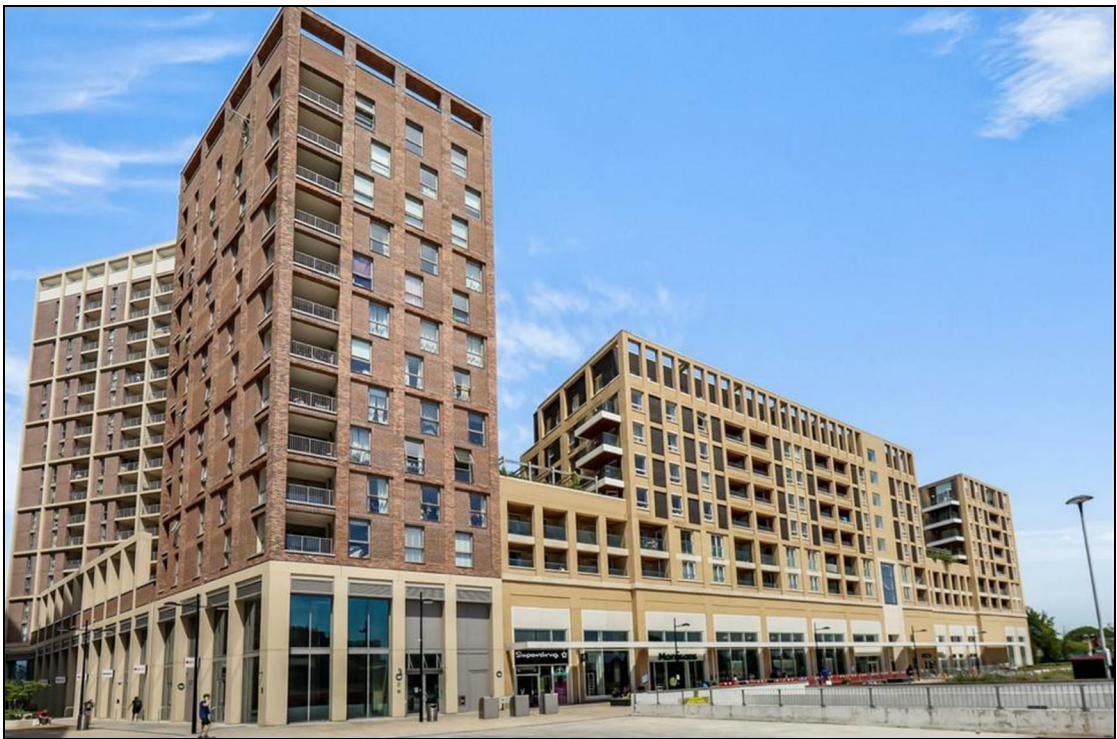
Monthly Service Charge - April 2024 - April 2025 - £318.87

## KEY FEATURES

- OPEN PLAN LIVING/KITCHEN/DINING AREA
  - DOUBLE BEDROOM
  - MODERN KITCHEN
    - BALCONY
  - PANORAMIC VIEWS OF EAST LONDON
- EASY ACCESS TO ROYAL DOCKS AND EXCEL CENTRE
  - CANNING TOWN JUBILEE LINE
  - CUSTOM HOUSE CROSSRAIL
  - BEING OFFERED CHAIN FREE

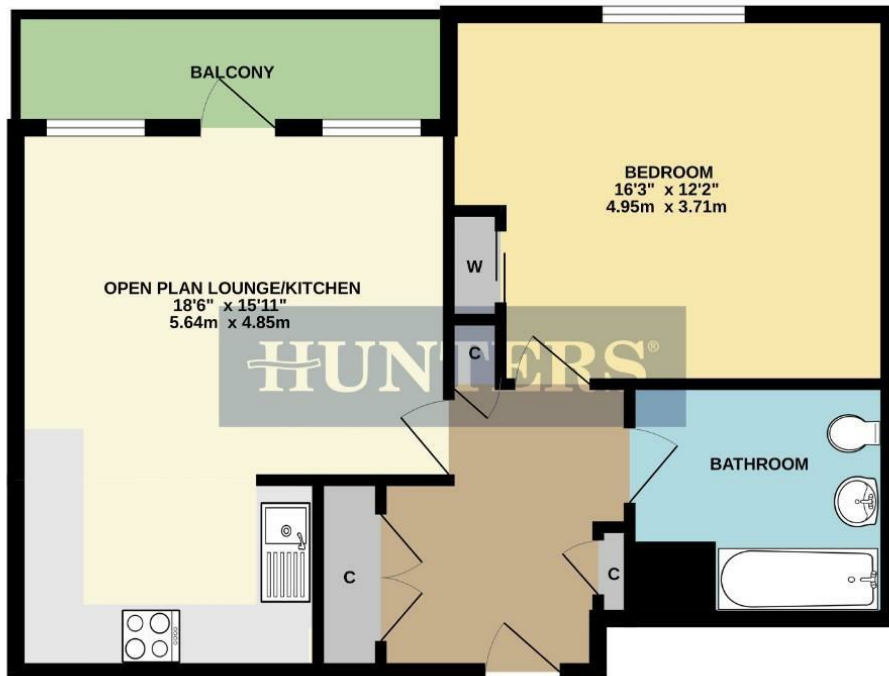






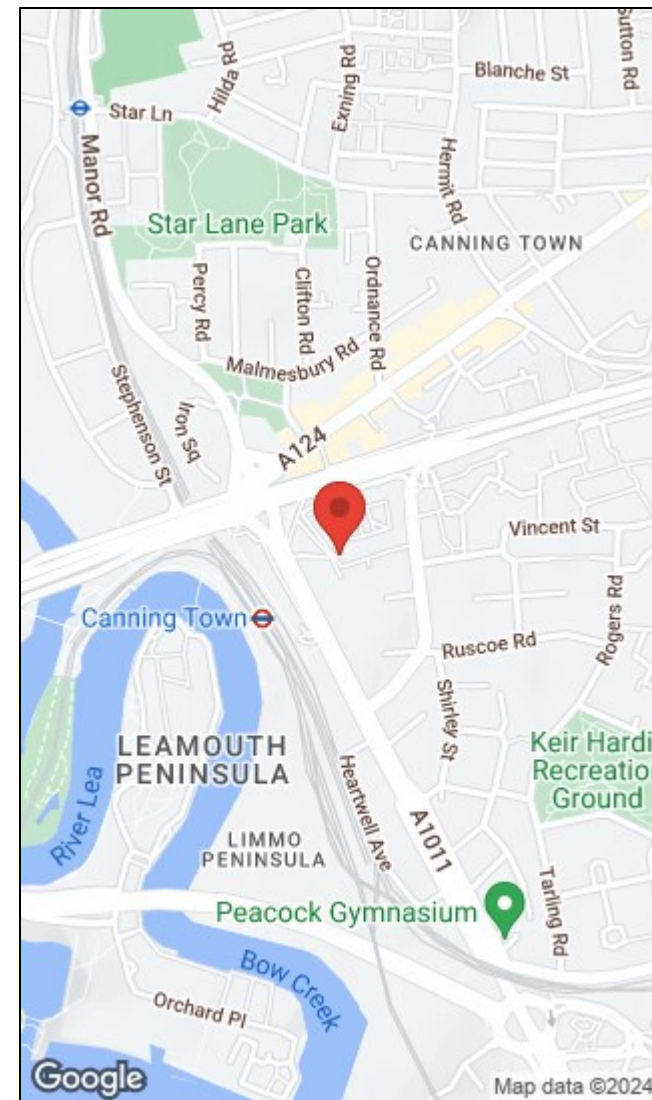


TWELFTH FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 sq.m.) approx.

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.  
Made with Metropix ©2024.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	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



This Hunters business is independently owned and operated by Hunters Property Newham Ltd | Registered Address: 272 Barking Road, London E13 8HR | Registered Number: 8785454 England and Wales | VAT No: 180 3776 96 with the written consent of Hunters Franchising Limited.