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



Guide Price £400,000 - £430,000

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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.

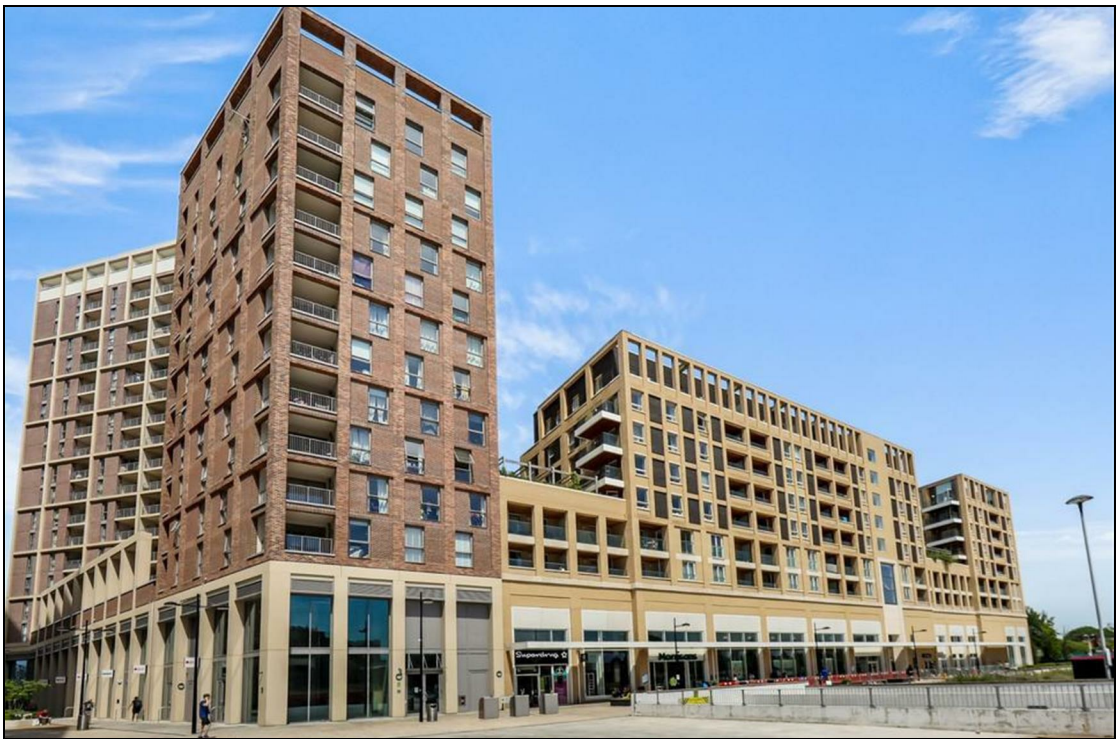
Offered chain-free, this property presents a compelling investment opportunity.

## 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

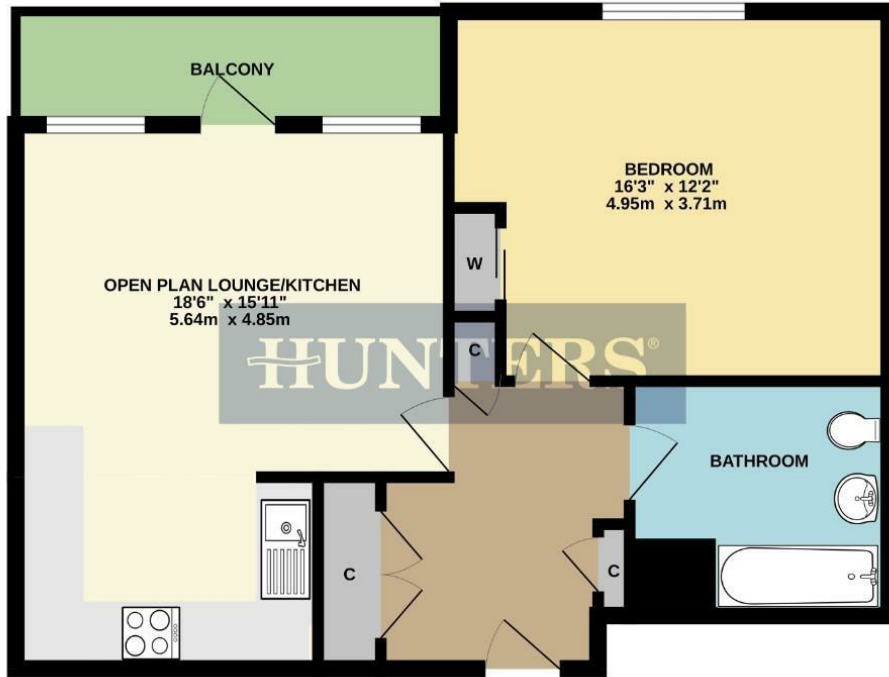






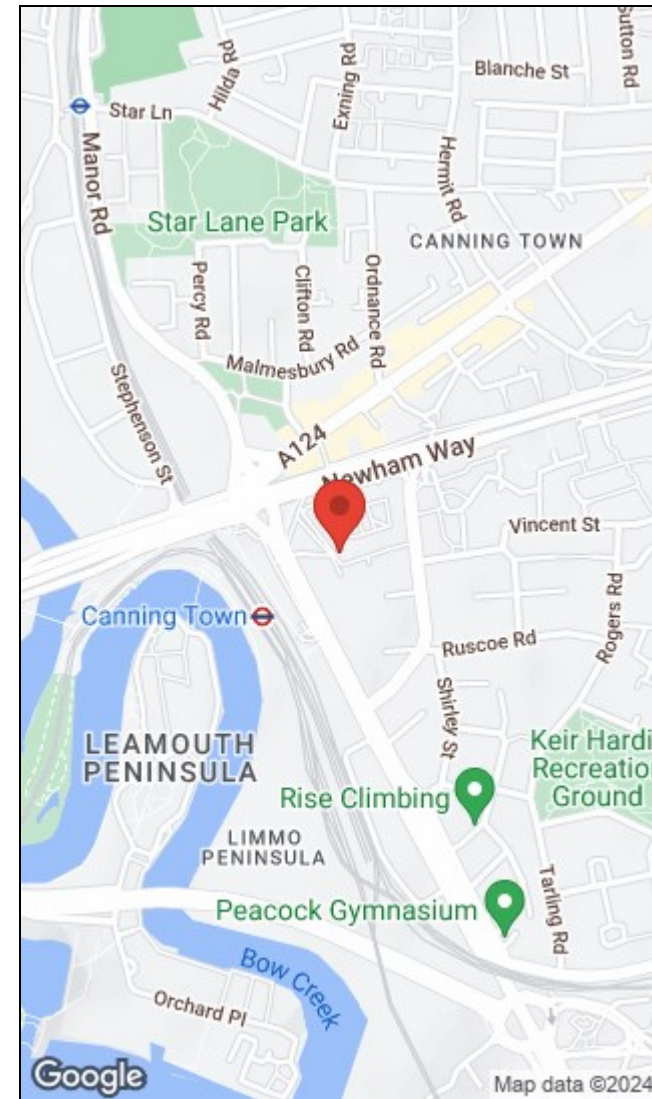


TWELFTH FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



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.  
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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		

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