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Aird Point, Lock Side Way, London, E16 2GZ

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Asking Price Asking Price £480,000

This breath-taking tranquil setting is at the heart of this splendid purpose-built development which is located with easy reach of Royal Albert Wharf. This immaculate second floor apartment, boast a great sense of space with its high ceilings and ample of natural light which bounce off the smooth white walls and high ceilings. Furthermore, the property enjoys a lovely open plan kitchen and dining room, two large bedrooms and a south facing balcony which offers impressive views over the docks.

The location is to be much desired, with an array of pop shops all within the grounds of Aird Point. Local cafes, restaurants and art studios are just a few. Royal Albert DLR is located moments away and offers fantastic links into both the Docklands and Central London. London City Airport is also nearby ideal for those short business trips away. Lots more shops are available at the convenience of Gallions Reach Retail park and the London Excel Exhibition Centre.

With no onward chain, this property Is one not to be missed and we strongly recommend an internal viewing.

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

# SECOND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OPEN PLAN KITCHEN/LIVING ROOM**

26'1" x 11'5"

Range of wall and base units, granite work surface incorporating stainless steel sink and drainer, integrated electric oven and hob, integrated fridge/freezer and dishwasher, ceiling spotlights, wood flooring, wall mounted radiator, door leading to balcony south facing.

**BEDROOM ONE**

12'4" x 10'9"

Sliding patio door to balcony, carpet flooring, fitted wardrobes, wall mounted radiator, power points.

**BEDROOM TWO**

12'4" x 7'9"

Patio door leading to balcony, carpet flooring, wall mounted radiator, power points, ceiling spotlights.

**BATHROOM**

7'2" x 6'9"

Comprising of panelled bath with mixer tap and shower attachment, brick effect tiled splash back, vanity low level w.c, wash basin, tiled floor, wall mounted heated towel rail.

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. 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.







