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Charles Darwin House, 17 Minnie Baldock Street, London,  
E16 1YE

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Guide Price £475,000 - £495,000

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This fourth-floor apartment in a prime location in Canning Town boasts spaciousness, executive features, and modern amenities. 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, DLR and the Elizabeth line at Custom House a few stops away. The apartment is accessed through a secure ground-level door leading to a modern lobby with lifts to the fourth floor.

Comprising of two generously sized double bedrooms, en-suite to principal bedroom and separate main 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.

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# FOURTH 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		

**LIVING/KITCHEN/AREA**

22'4" x 13'7"

Great size open plan living/kitchen/dining area with large double windows and door which help fill this room with fantastic natural light, fully fitted kitchen with white gloss wall and base units, under unit lighting, grey stone worktops and glass splashback. Integrated Fridge/Freezer and Dishwasher, single oven, ceramic hob and extractor hood, wall mounted gas central heating, doors leading out onto balcony.

**BALCONY**

A great place to relax.

**BEDROOM ONE**

16'7" x 9'8"

Large bedroom with floor-to-ceiling window, built-in mirrored double wardrobe and neutral carpet, wall mounted gas central heating, plenty of room for additional furniture.

**EN-SUITE**

5'6" x 5'5"

Contemporary en-suite comprising of shower cubicle low flush w.c, wash basin, ceiling spotlights.

**BEDROOM TWO**

15'1" x 10'2"

Floor to ceiling window, neutral carpet, wall mounted gas central heating.

**BATHROOM**

12'10" x 7'2"

Contemporary bathroom with three piece suite comprising of panelled bath with mixer taps and overhead shower, ceiling spotlights, large mirrored wall, heated towel rail, low flush w.c and wash basin

**COMMUNAL GARDEN**

The property also has access to a large landscaped communal garden, easily accessible from the second floor. The communal garden offers, bike storage, allotments, outdoor gym equipment, seating areas and a children's play area

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.











