



HUNTERS[®]
HERE TO GET *you* THERE

Ling Road, Canning Town, London, E16 4AP | Asking Price: Asking Price £300,000
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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.

This cosy two bedroom Victorian maisonette is located within this popular area close to Canning Town DLR and West Ham underground. This charming ground floor property boast from a spacious open plan living room & kitchen, two bedrooms and own private outdoor patio area. Furthermore the property is oozing with natural light as a result of the large windows. This property is an ideal first time and buy to let investment, and should be viewed immediately.

OPEN PLAN LOUNGE/KITCHEN AREA

17'2" x 13'2"

Bright and airy open plan reception/kitchen area beautifully presented throughout. There are four double glazed windows filling this room with great natural light, wood effect laminated flooring, wall mounted gas central heating, open to kitchen:

Range of wall and base and base units, rolling work top with round stainless steel sink and mixer tap, four ring gas hob, integrated oven and grill, plumbing and space for washing machine.

BEDROOM ONE

13'0"x 9'8"

Well presented bedroom with large double glazed window, wood effect laminated flooring, built in spacious floor to ceiling wardrobe.

BEDROOM TWO

11'8" x 8'8"

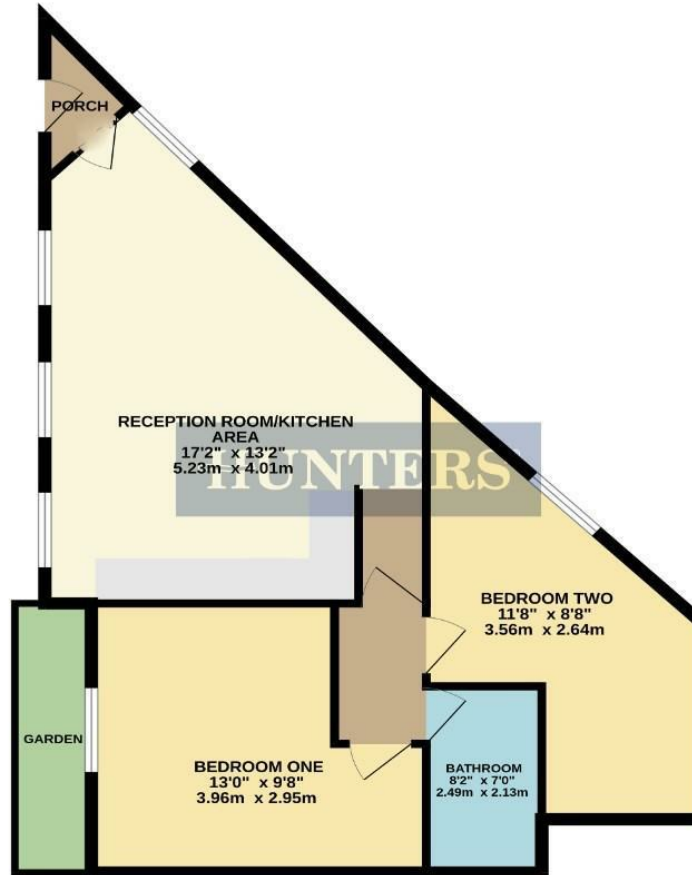
Well presented bedroom with large double glazed window, wood effect laminated flooring, wall mounted gas central heating.

BATHROOM

8'2" x 7'0"

Beautifully finished three piece bathroom suite comprising of panelled bath with mixer tap and shower attachment, low flush w.c, wash hand basin with mixer tap, heated towel rail, elegantly tiled with built in shelving.

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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