



HUNTERS[®]

HERE TO GET *you* THERE

Kildare Road, London, E16 4AJ | Guide Price £300,000 - £320,000
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 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.

Guide Price: £300,000 - £320,000

Welcome to this charming property located on Kildare Road in the heart of Canning Town. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Additionally, the presence of a garden offers a lovely outdoor space where you can unwind, enjoy a cup of tea, or cultivate your own little green oasis in the city.

Situated conveniently near Plaistow and Canning Town stations, commuting to work or exploring the city couldn't be easier. Whether you fancy a leisurely stroll in the park, a quick shopping trip, or a night out in the town, this location provides easy access to all the amenities such as Westfield and Greenway both within easy reach.

Don't miss out on the opportunity to make this lovely flat your new home. Book a viewing today and envision the endless possibilities this property has to offer.

HALLWAY

Laminated wood effect flooring, wall mounted radiator, under stairs storage.

LOUNGE

12'11" x 9'3"

Double glazed window to side, wall mounted radiator, carpet flooring.

KITCHEN

12'7" x 6'11"

Double glazed window to rear, wall and base units, roll top work surface, sink and drainer, gas cooker and oven, wall mounted radiator, plumbing for washing machine and fridge freezer.

BEDROOM ONE

13'3" x 11'10"

Double glazed window to front, laminated flooring, wall mounted radiator, power points.

BEDROOM TWO

11'5" x 9'10"

Double glazed window to rear, laminated flooring, wall mounted radiator, power points.

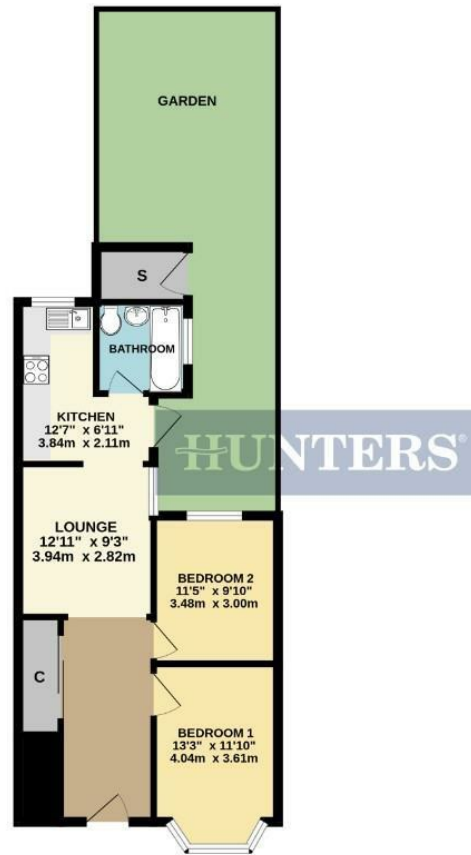
BATHROOM

Double glazed window to side, panelled bath with mixer and shower attachment, low level w.c, wash basin, wall mounted radiator.

GARDEN

Patio garden with fence surround.

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.
Made with Metropix ©2024

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.

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

HUNTERS®
HERE TO GET *you* THERE