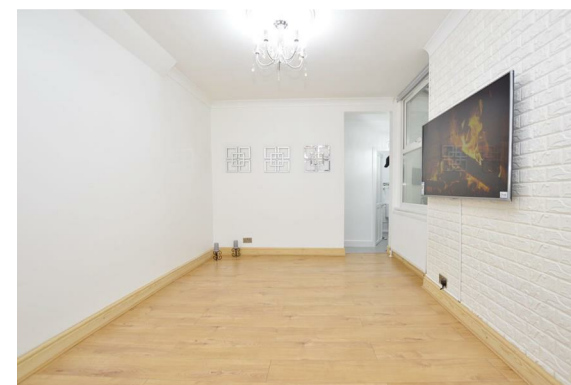




Ling Road, London E16 4AN

- GROUND FLOOR FLAT
- TWO BEDROOMS
- 74 YEAR LEASE
- LOCATED FOR CANNING TOWN STATION
- GARDEN
- VICTORIAN CONVERSION
- LOUNGE
- BUYER RESPONSIBLE FOR COST OF SECTION 42 AND LEASE EXTENSION
- VIEWING HIGHLY RECOMMENDED
- CASH BUYERS PREFERABLE

Guide Price £270,000 £285,000



Ling Road, , Canning Town, London, E16 4AN

DESCRIPTION

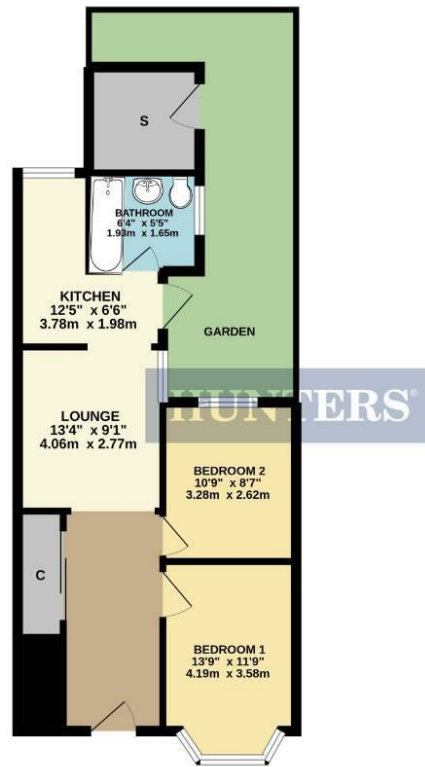
Guide Price: £270,000 - £285,000

This beautifully presented and elegantly proportioned ground floor Victorian Conversion is located on this residential turning. This delightful property has its own entrance and boasts two double bedrooms, reception, kitchen, bathroom, and its own private garden. The property offers fantastic links into City and Docklands with Canning Town Station positioned within easy reach. Other nearby amenities include Stratford Westfield, O2, London City Airport and Royal Docks, with this in mind the property is ideal for first time buyers who are looking to get on the property ladder or investment buyers. An internal viewing is highly recommended.





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 misstatement. 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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Viewings

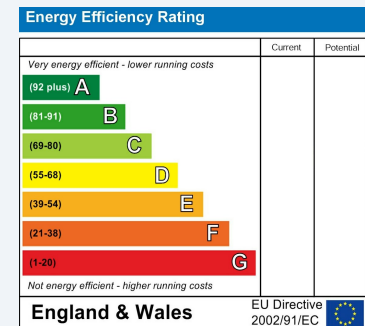
Please contact plaistow@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.