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CREDITON W9

# Ariel Apartments, Crediton Road, E16 1GD

Guide Price £270,000 - £300,000



GUIDE PRICE £270,000-£285,000. Set within Canning Town, this bright and airy one-bedroom modern apartment offers a delightful living experience. Situated on the third floor, the property boasts a south-facing balcony that provides stunning views overlooking the iconic Canary Wharf, making it an ideal spot to unwind and enjoy the scenery.

The apartment features a spacious open-plan kitchen and living room, creating a perfect environment for both relaxation and entertaining. The design maximises natural light, ensuring a warm and inviting atmosphere throughout the day.

With one well-appointed bedroom and a contemporary bathroom, this flat is perfect for individuals or couples seeking a comfortable and stylish home. The location is particularly advantageous, with easy access to both Canning Town and Custom House train stations, providing excellent transport links to Canary Wharf and the City.

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## LIFT TO 3RD FLOOR

### HALLWAY

Carpet flooring, wall mounted radiator.

### OPEN PLAN LIVING/KITCHEN AREA

21'3" x 11'1"

Living area:

Carpet flooring, wall mounted radiator, power points, window to front, door leading to balcony.

Kitchen area:

Range of wall and base units, roll top work surface, sink and drainer, gas cooker, integrated fridge/freezer, tiled flooring.

### BEDROOM

12'2" x 11'9"

Double glazed window to front, carpet flooring, wall mounted radiator, built in cupboard, power points.

### BATHROOM

7'1" x 6'2"

Comprising of panelled bath with mixer tap, wash basin, low level w.c, tiled walls and flooring, wall mounted towel rail.





## KEY FEATURES

- BRIGHT AND AIRY ONE BEDROOM APARTMENT
- THIRD FLOOR
- SOUTH FACING BALCONY WITH VIEWS OF CANARY WHARF
- OPEN PLAN LIVING ROOM & KITCHEN
- EASY REACH OF CUSTOM HOUSE AND CANNING TOWN STATIONS
- GREAT FIRST TIME OR BUY TO LET INVESTMENT



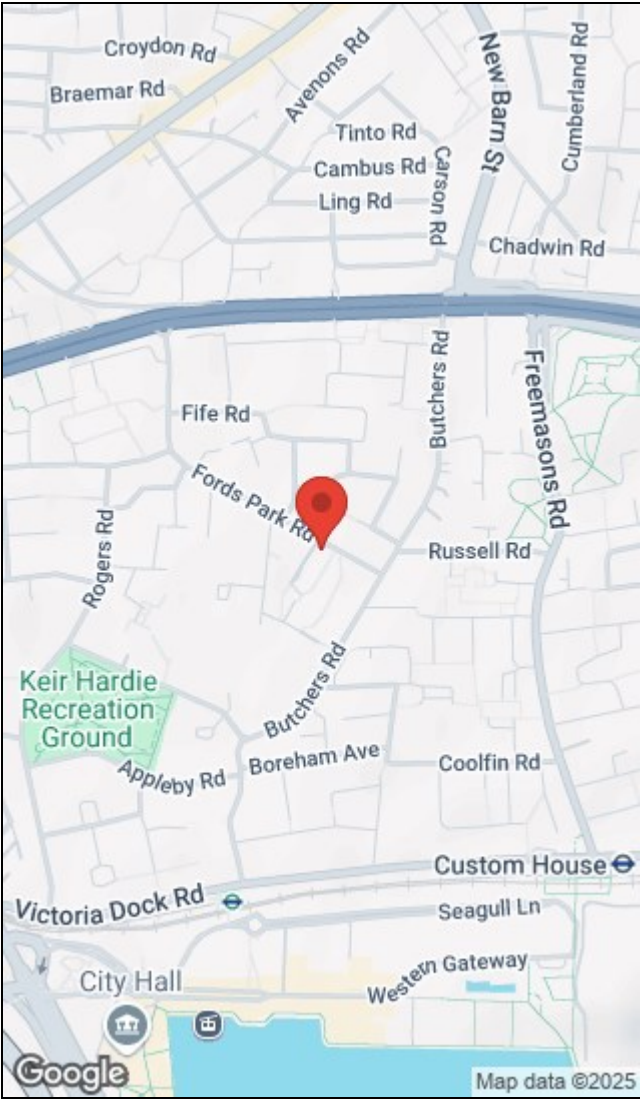




THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis statement. This plan is for illustrative purposes only and should be used on 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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