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# Katie Court, Edwin Street, London, E16 1YA

## Guide Price: £2,000PCM - £2,200PCM



Guide Price: £2,00PCM - £2,100PCM

Nestled in the vibrant area of Canning Town, this modern third-floor flat on Edwin Street offers a delightful blend of comfort and convenience.

The flat features two well-proportioned bedrooms, bedroom one has an en-suite shower room, ensuring privacy and comfort. The open-plan living, kitchen, and dining area is designed for modern living, providing a spacious and inviting environment perfect for entertaining or relaxing after a long day. Large windows allow natural light to flood the space, enhancing the overall ambiance.

Step outside onto your private balcony, where you can enjoy a breath of fresh air and take in the views of the surrounding area. The property also includes a separate bathroom, adding to the convenience of this well-appointed home.

Location is key, and this flat does not disappoint. With Canning Town Station and the Custom House Elizabeth Line just a short walk away, commuting into central London or to Canary Wharf is both quick and easy. Additionally, a variety of local shops and amenities are within reach, ensuring that all your daily needs are met.

This property presents an excellent opportunity for those looking to embrace city living in a contemporary setting. Don't miss your chance to make this charming flat your new home.



## KEY FEATURES

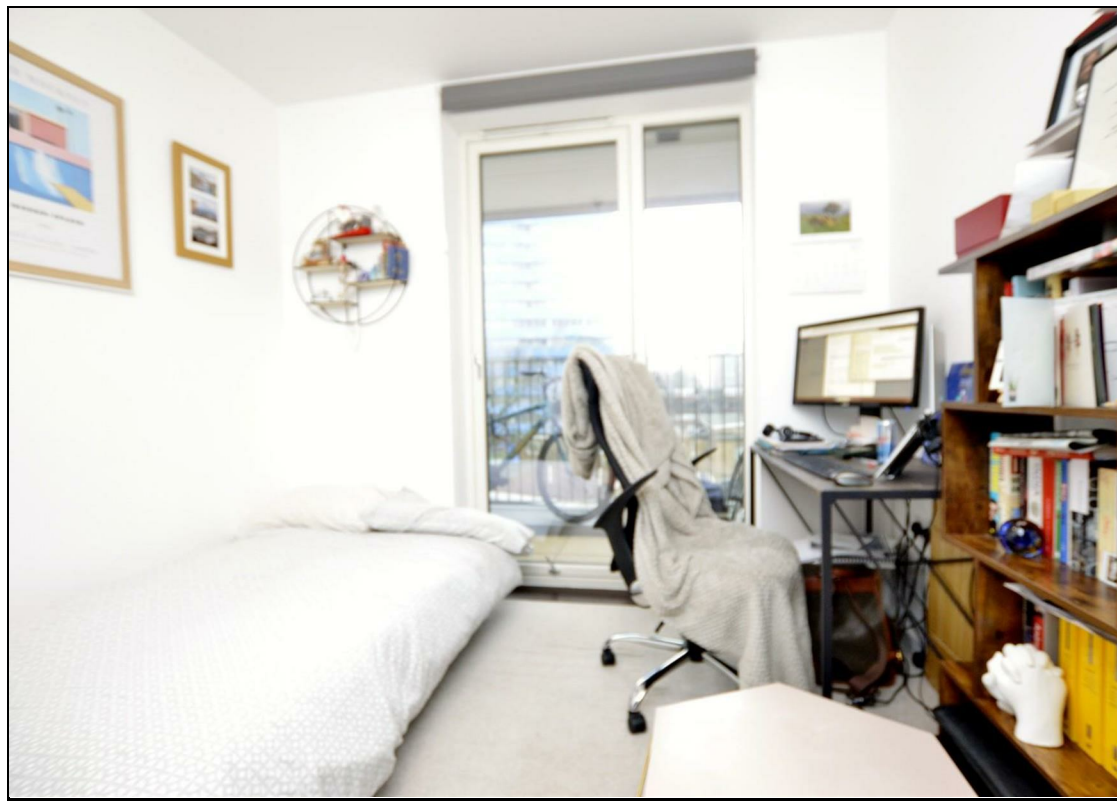
- TWO BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINING AREA
- BALCONY
- THIRD FLOOR APARTMENT
- LOCATED FOR CANNING TOWN STATION/CUSTOM DLR/ELIZABETH LINE
- LOCAL SHOPS AND AMENITIES

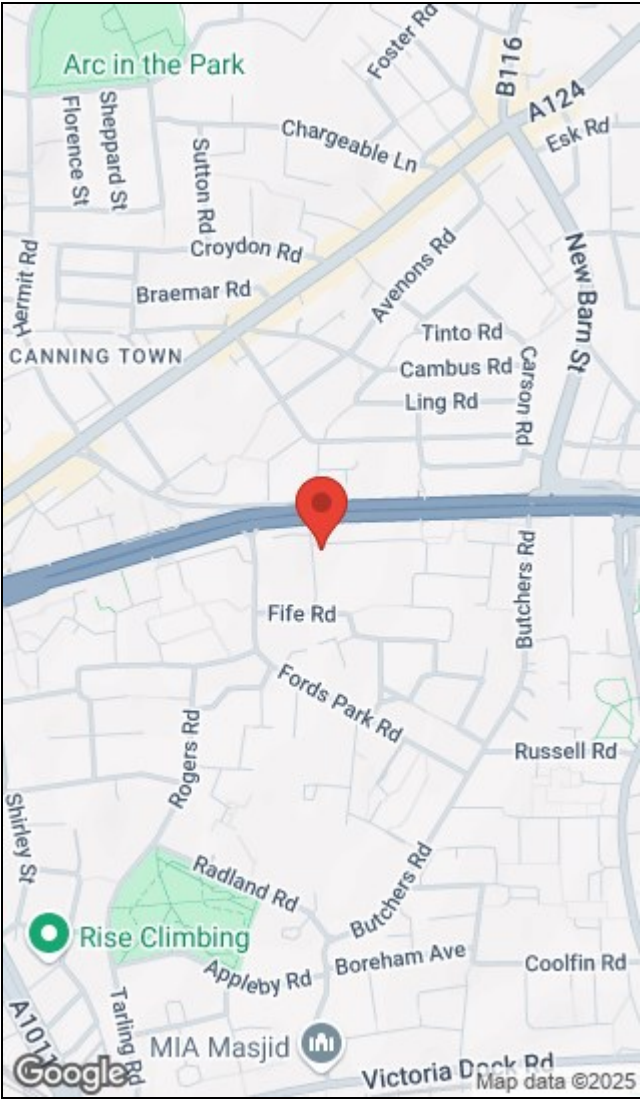
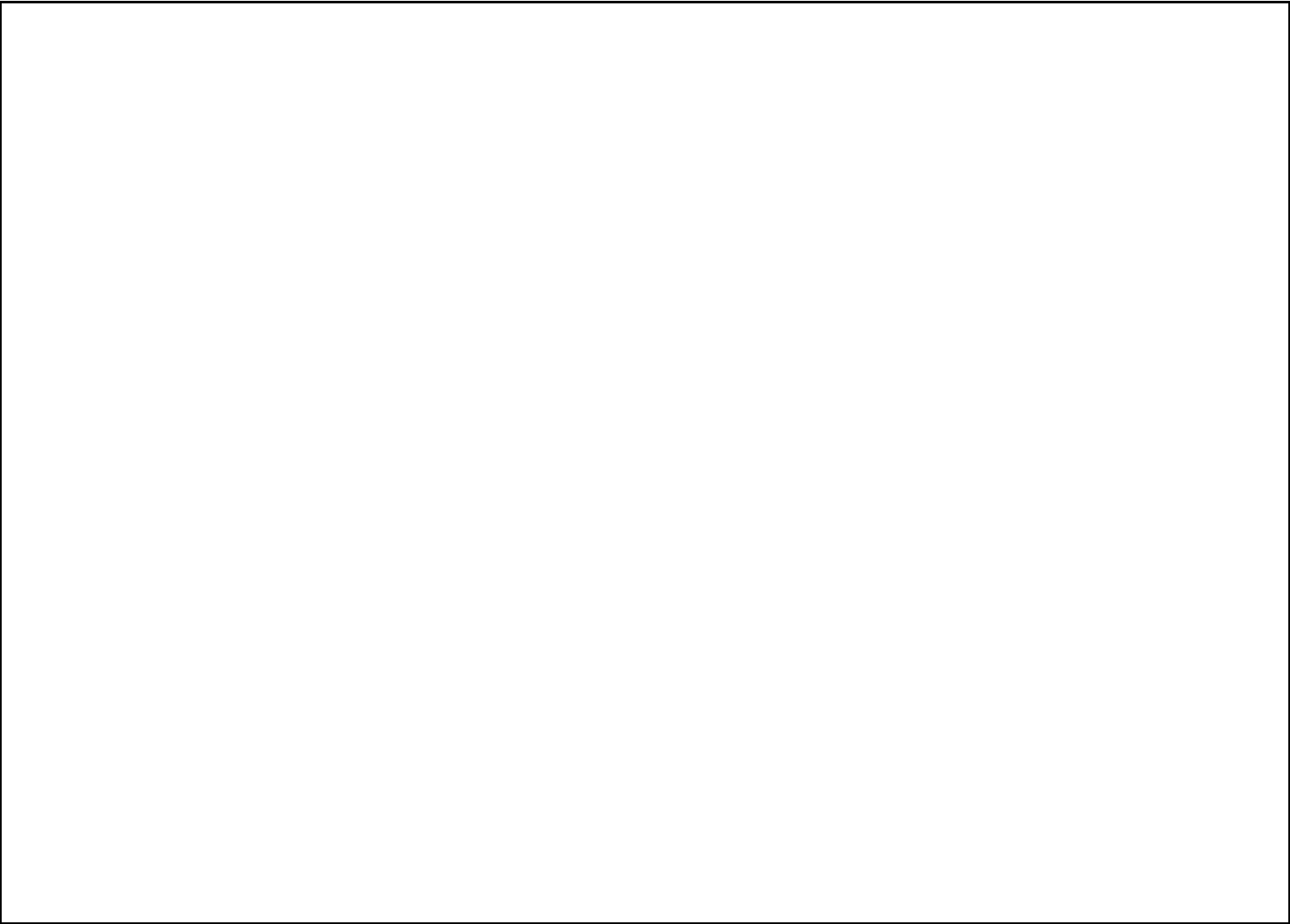












Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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