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# Emma Road, Plaistow, London, E13 0DS

Guide Price £280,000 - £300,000



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Nestled on Emma Road in the vibrant area of Plaistow, London, this charming two-bedroom ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. With the added benefit of a share of the freehold, this property offers a sense of ownership and stability that is often sought after in the current market.

The flat features two well-proportioned bedrooms, ideal for a small family or for those wishing to have a home office. The bathroom & kitchen, while functional, is in need of some internal decoration, allowing you the chance to personalise the space to your taste.

One of the standout features of this property is its own private garden, a rare find in London flats. This outdoor space offers a wonderful retreat for enjoying the fresh air, gardening, or simply unwinding after a busy day.

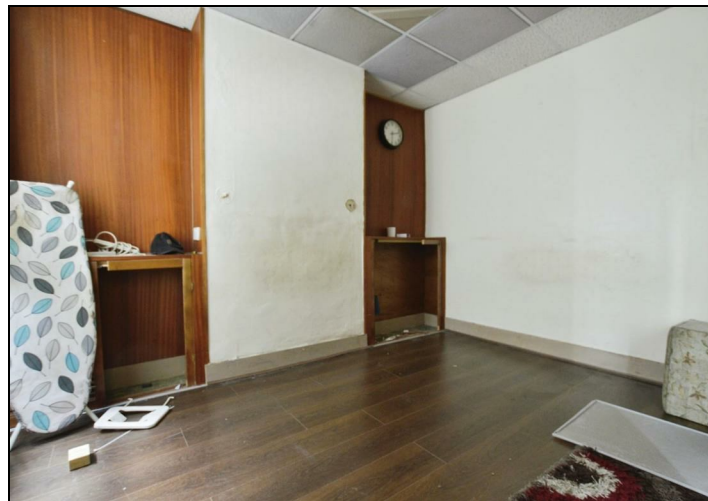
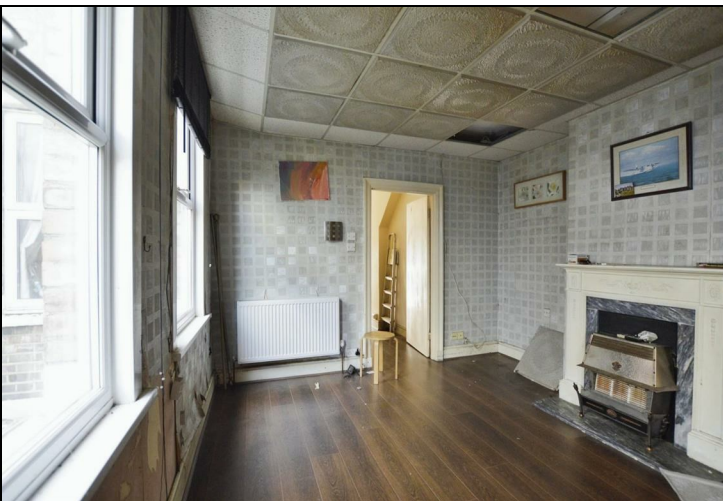
The location is particularly advantageous, being in close proximity to Plaistow Underground station, which provides excellent transport links to central London and beyond. The surrounding area boasts a variety of local amenities, including shops, parks, and schools, making it a convenient and desirable place to live.

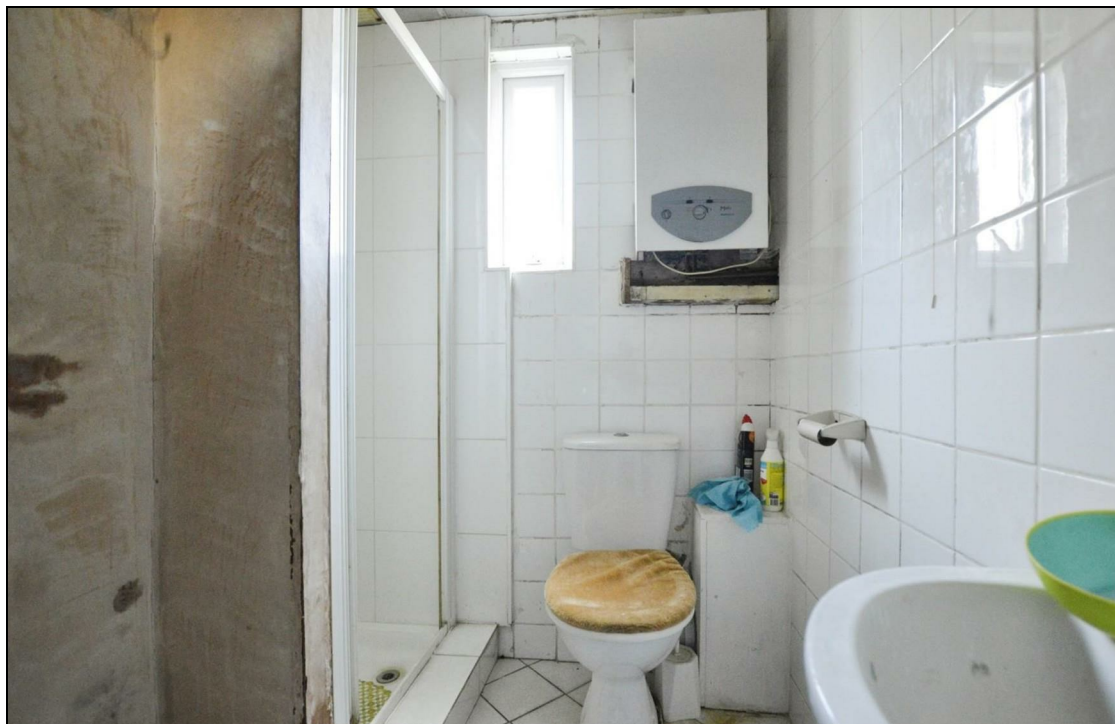
With its huge potential and great location, this flat is a fantastic opportunity for those looking to create their ideal home in a thriving community. Don't miss the chance to view this property and explore the possibilities it has to offer.



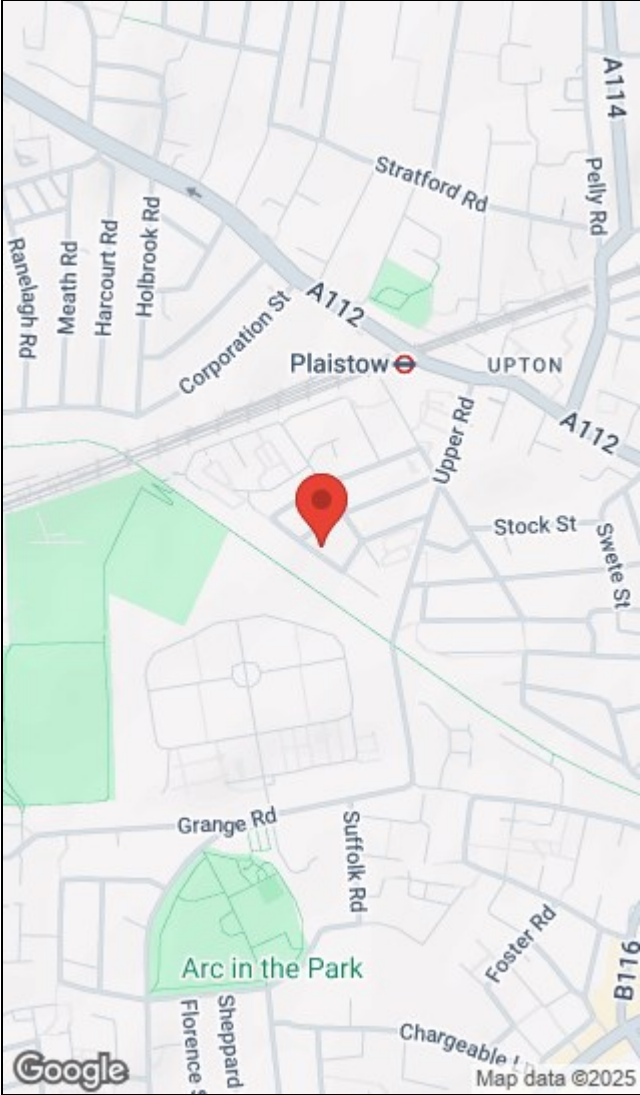
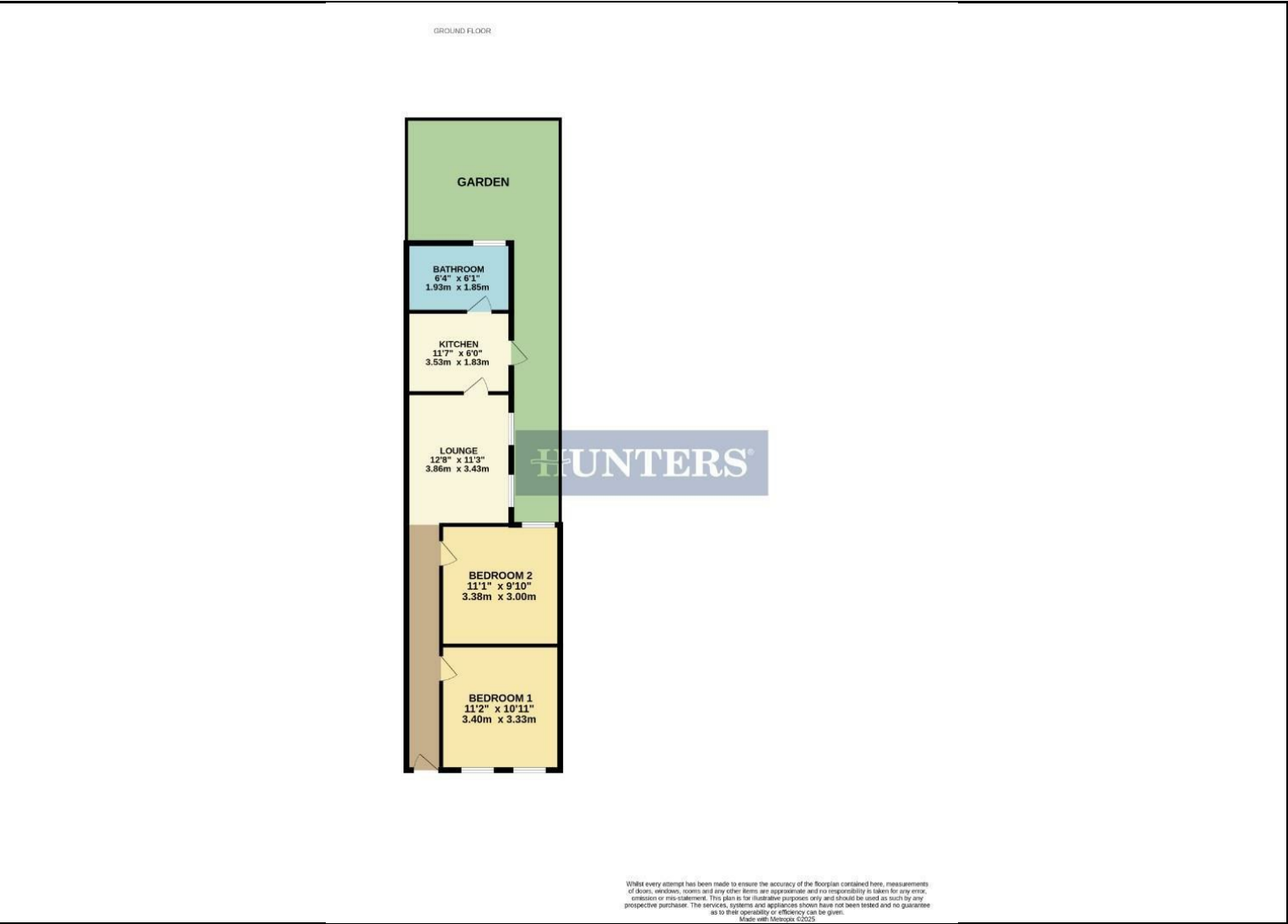
## KEY FEATURES

- TWO BEDROOM GROUND FLOOR CONVERSION
- SHARE OF FREEHOLD
  - GARDEN
- NO ONWARD CHAIN
- FANTASTIC LOCATION
- IN NEED OF MODERNISATION
- AGENT FEES APPLICABLE
- SUPERB INVESTMENT OPPORTUNITY









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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