



HUNTERS®
HERE TO GET *you* THERE

Cityview Point, Leven Road, London, E14 0XS

Cityview Point, Leven Road, London, E14 0XS

Guide Price £400,000 - £425,000

Guide Price: £400,000 - £425,000

Nestled on Leven Road in the vibrant area of Poplar, this modern first-floor flat presents an excellent opportunity for both first-time buyers and seasoned investors. Boasting two well-proportioned bedrooms, this apartment is designed for comfortable living. The spacious reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

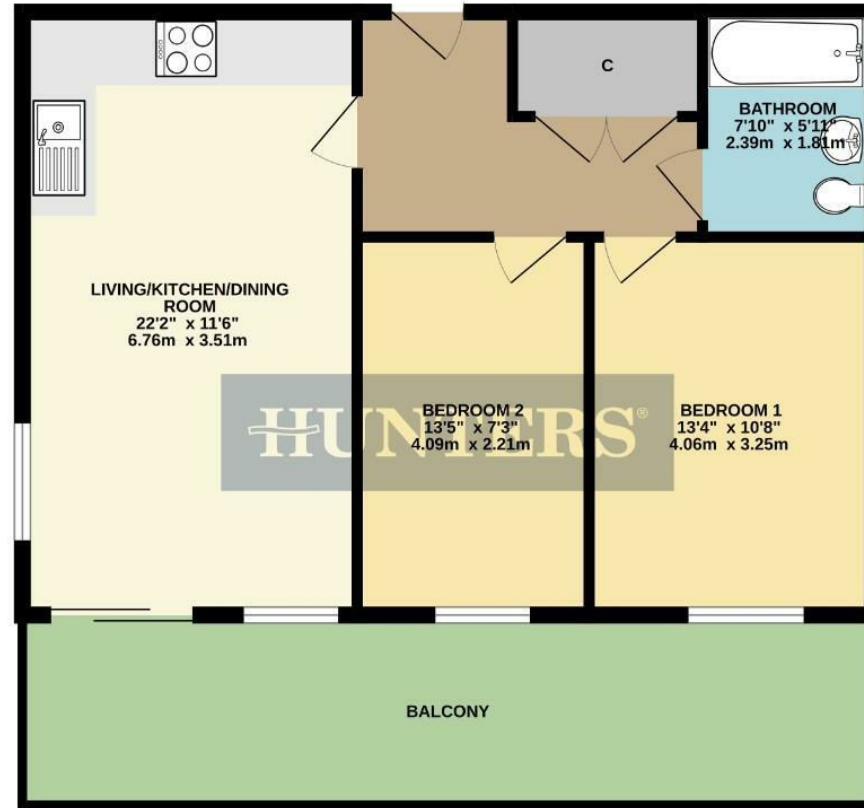
One of the standout features of this property is its own private balcony, providing a delightful outdoor space to enjoy fresh air and sunshine. Additionally, the flat comes with a secure allocated car park, ensuring peace of mind for those with vehicles.

With no onward chain, this property is ready for immediate occupation, making it an attractive option for serious buyers looking to make a swift move. The location in Poplar is ideal, with convenient access to local amenities and excellent transport links, enhancing its appeal as a great investment opportunity.

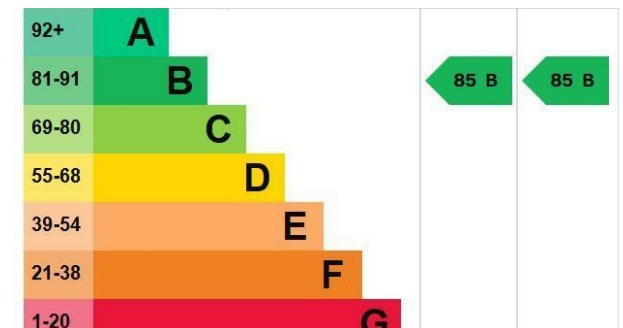
This flat combines modern living with practicality, making it a must-see for anyone seeking a new home or a valuable addition to their property portfolio. Don't miss out on the chance to secure this fantastic apartment in a sought-after area.

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

FIRST 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 5.0.0.25



HALLWAY

Wood flooring, storage cupboard.

OPEN PLAN LIVING/KITCHEN/DINING ROOM

22'2" x 11'6"

Wood flooring, window to side, wall mounted radiator, sliding door leading to balcony.

Kitchen area:

Wall and base units, roll top work surface, sink and drainer, electric halogen cooker, oven/microwave, integrated dishwasher, washing machine.

BATHROOM

7'8" x 5'6"

Comprising of tiled panelled bath with mixer tap and shower attachment, free standing wash basin, tiled floor, towel rail, ceiling spotlights.

BEDROOM ONE

13'4" x 10'8"

Double glazed window to rear, carpet flooring, ceiling spotlights, wall mounted radiator.

BEDROOM TWO

13'5" x 7'3"

Double glazed window to rear, carpet flooring, ceiling spotlights, wall mounted radiator, power points.

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. 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.





