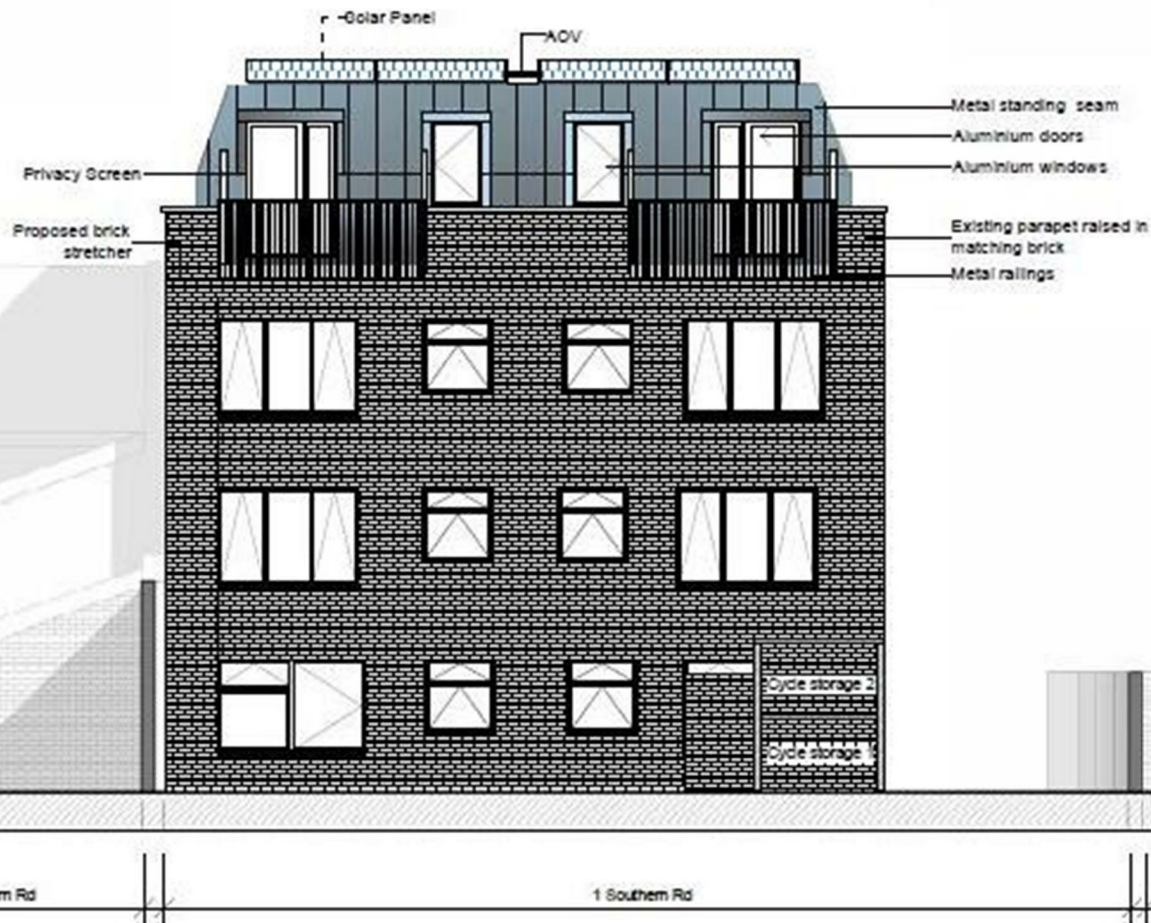




1 Proposed - North Elevation

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Southern Road, Plaistow, London E13 9HU



Guide Price £300,00- £350,000 Leasehold

This newly built apartment on Southern Road offers a modern living experience in a thriving community.

Completing in the last quarter of 2025, the property boasts contemporary design and high-quality finishes, making it an ideal choice for first-time buyers or those seeking a stylish urban retreat.

The apartment features a welcoming open plan kitchen living is perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, one having access to a private balcony. There is ample space for comfortable living, whether you are a small family, a couple, or an individual looking for extra room. The bathroom is thoughtfully designed, providing a serene space for your daily routines.

As a new build, this property benefits from the latest in construction standards, ensuring energy efficiency and modern amenities. The guide price for each apartment ranges from £300,000 to £350,000, offering an attractive opportunity for those looking to invest in a burgeoning area of London.

External Specification

Façade - Anthracite aluminium finish with 40 year warranty.

Triple Glazed external aluminium frame, internal white frame tilting windows.

Roof insulation - PIR 160mm

Solar Panels

10 Year New Build Warranty

Entrance

White four panel fire door with chrome fittings, leading to hallway with doors to all rooms

Open Plan Kitchen Living

16'09 x 10

White wash, skylight, triple glazed window to front, sockets, USB sockets, Ventilation system controlled by a humidifier sensor, L- shaped kitchen with a range of grey high gloss handleless cupboards with black compact laminate work surfaces, Bosch integrated fridge freezer, integrated oven with 4 ring electric hob. Bosch integrated washing machine and dishwasher.

Bedroom One

13'02 x 9'11

French doors leading to balcony, carpeted flooring, USB power points.

Bedroom Two

10'10 x 6'06

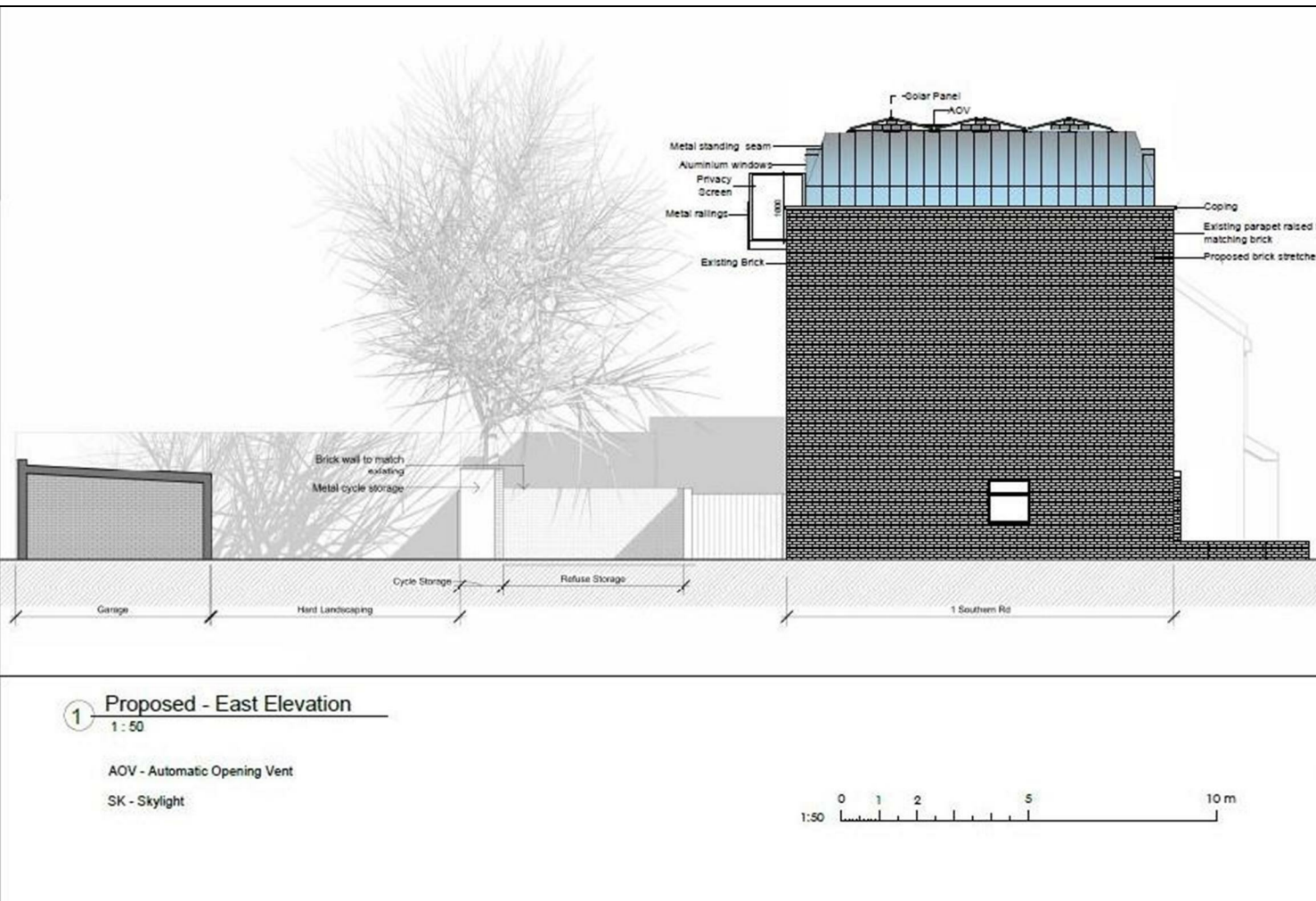
Triple glazed window to front, carpeted flooring, USB and power points. Black switches.

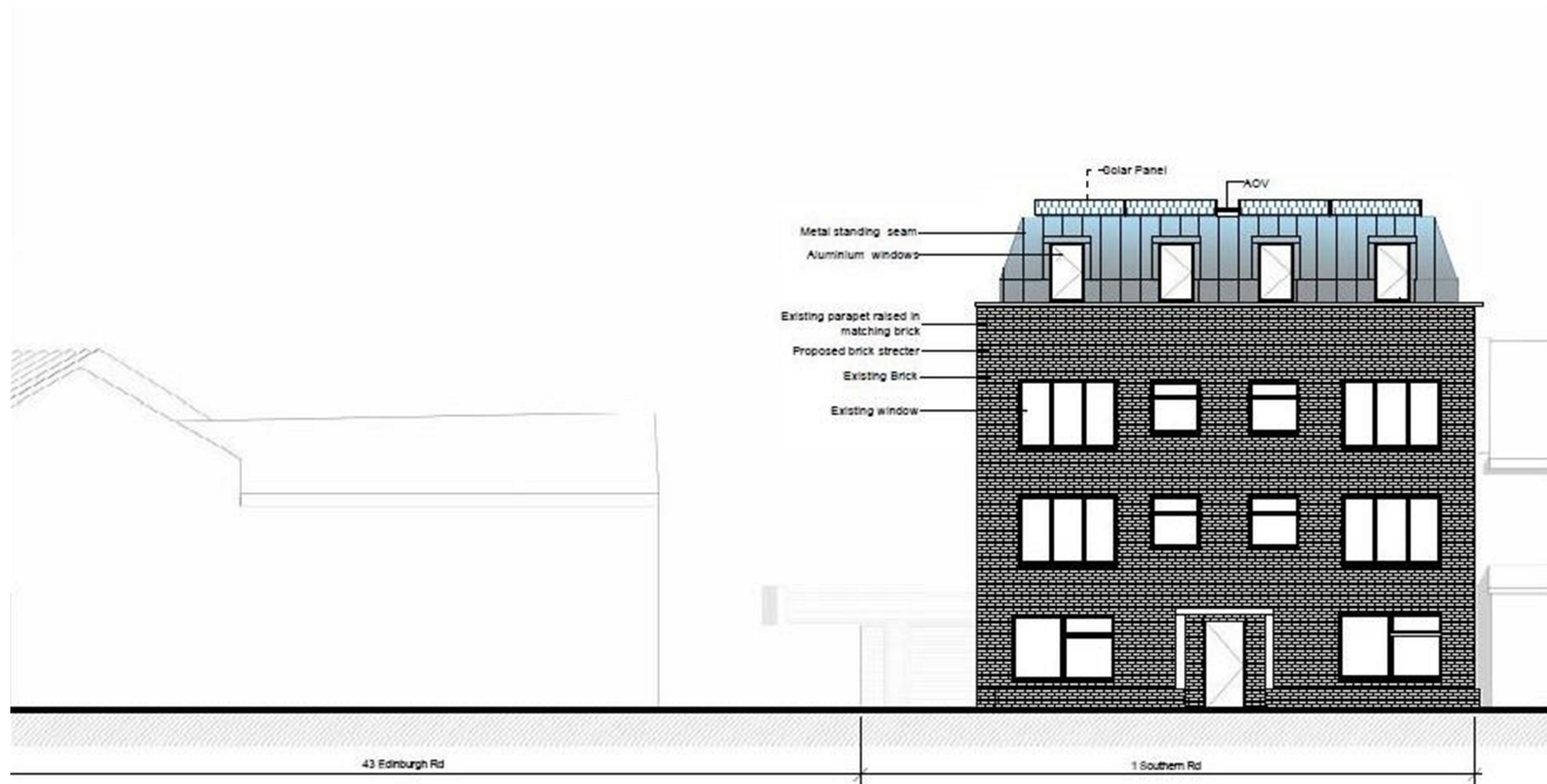
Bathroom

Triple glazed window to rear, panelled wood effect feature wall, tiled flooring, bath tub, sink, mirror, infrared heater.

KEY FEATURES

- NEW BUILD
- EPC A RATING
- TWO BEDROOM TOP FLOOR APARTMENT
- OPEN PLAN LIVING, DINING AND KITCHEN
- BOSCH APPLIANCES
- OVERLOOKING GREEN SPACE
- WITHIN ACCESS TO PLAISTOW UNDERGROUND STATION
- 10 YEAR STRUCTURAL WARRANTY
- SOLAR PANELS
- DAICIN AIR SOURCE



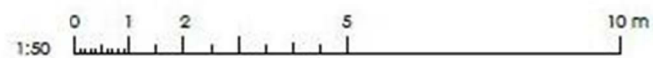


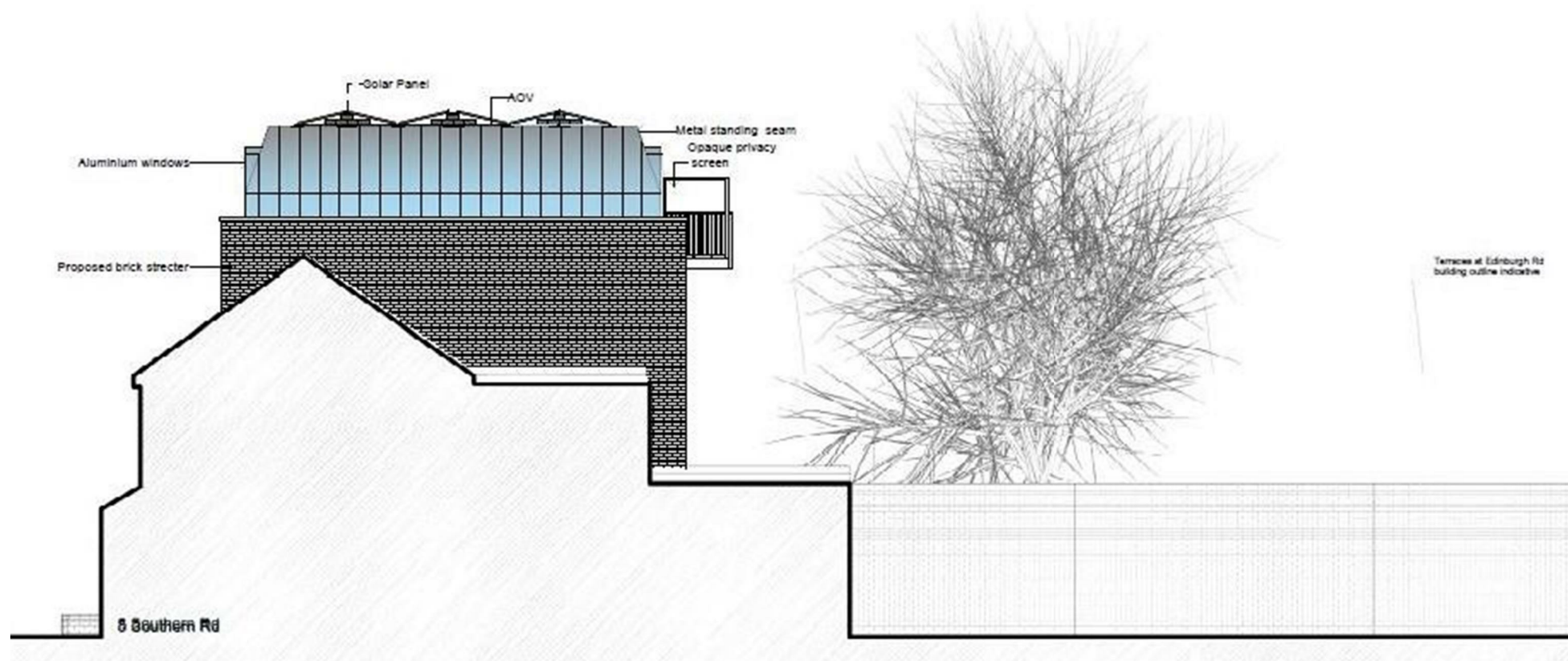
1 Proposed - South Elevation

1 : 50

AOV - Automatic Opening Vent

SK - Skylight



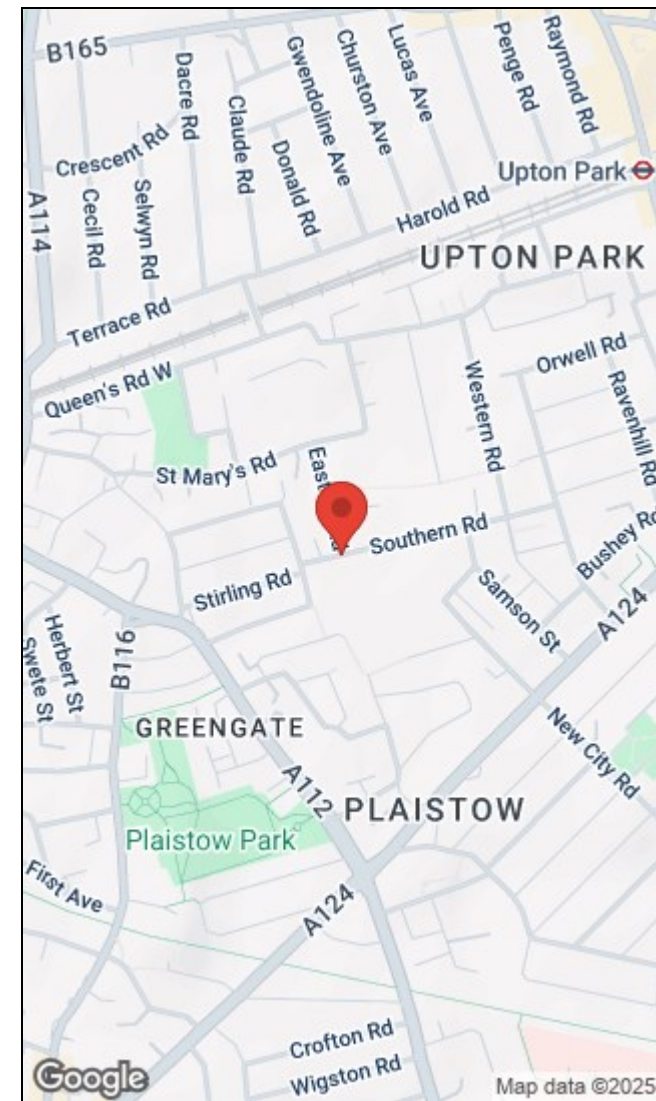


1 Proposed - West Elevation
1:50

TOP 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.
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