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29, 31, 33, 47,
DISTANCE STREET

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CONSTANCE STREET, LONDON E16 2DQ



Guide Price £300,000- £330,000
Leasehold

Nestled in the vibrant area of Constance Street, London, E16 2DQ, this charming ground floor split-level maisonette offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment.

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Upon entering, you are greeted by a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The layout of the flat is thoughtfully designed, ensuring that each area flows seamlessly into the next, creating an inviting atmosphere throughout.

The maisonette features a well-appointed bathroom, catering to all your daily needs. The kitchen, while not specified, is typically a focal point in such properties, offering ample space for culinary pursuits and family gatherings.

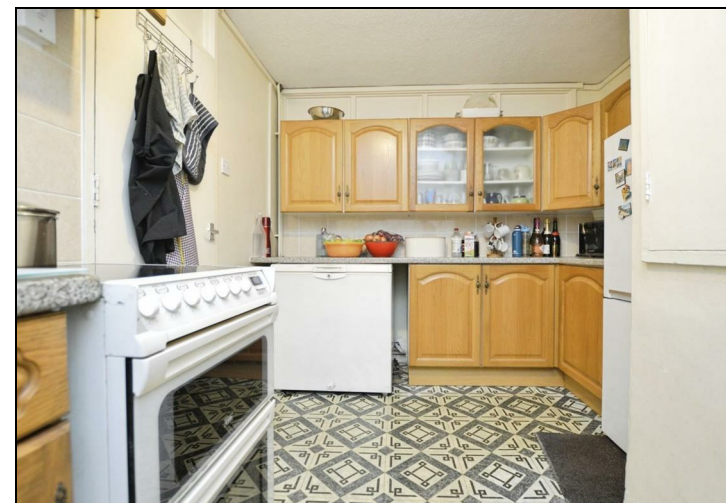
Located in a lively neighbourhood, residents will benefit from easy access to local amenities, including shops, parks, and excellent transport links, making commuting to central London a breeze. The surrounding area is rich in culture and community, providing a vibrant backdrop for your new home.

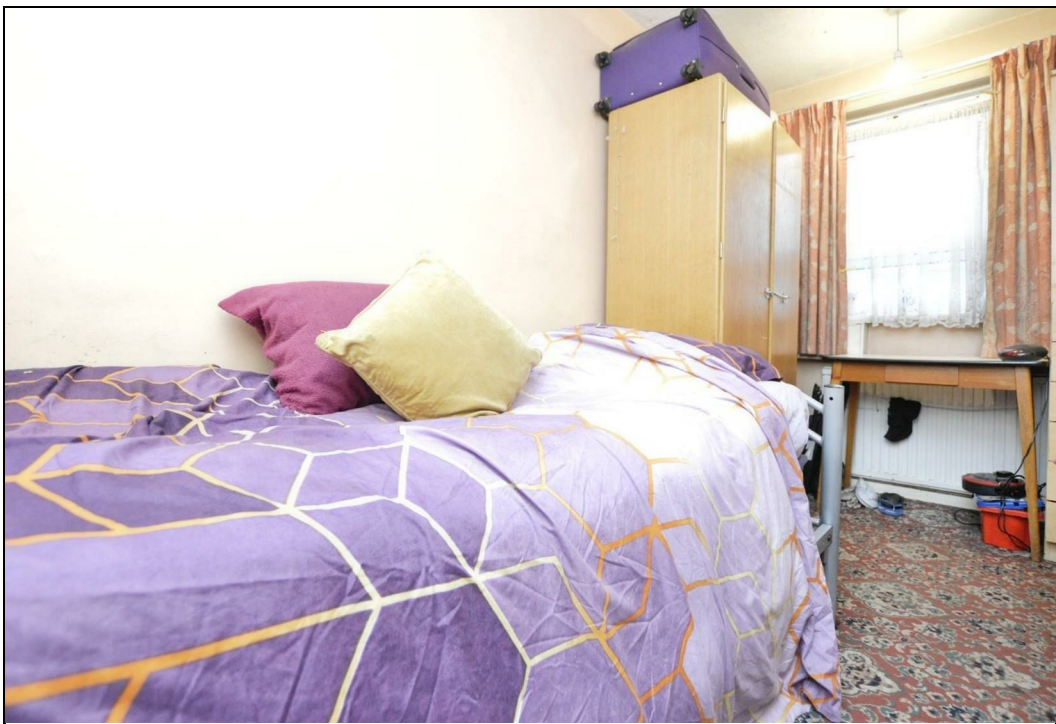
Great transport links including- TFL *Super loop bus route SL2* from North Woolwich to Walthamstow, North Woolwich Ferry* FREE scenic route to south London and TFL clippers River Bus/ Uber boat* traveling across London from Silvertown

Close proximity to local schools, such as Drew Primary School, Royal Wharf Primary School and Oasis Academy Silvertown

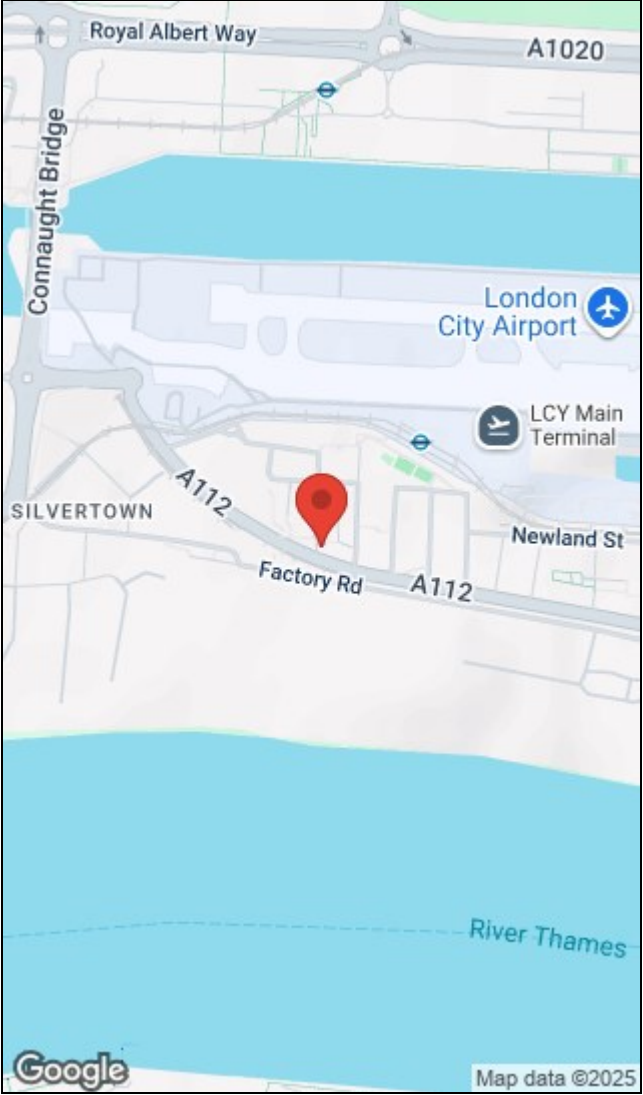
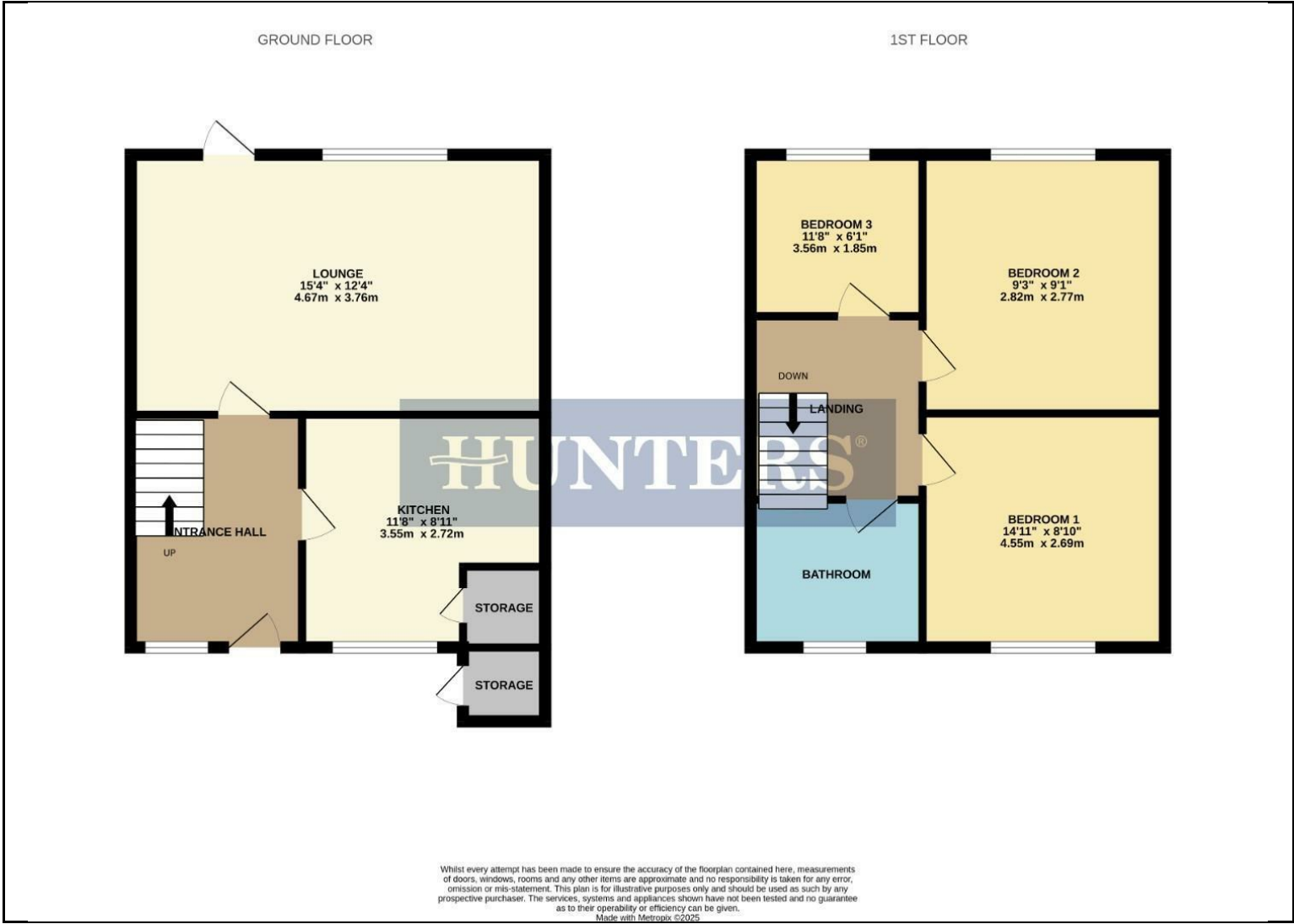
KEY FEATURES

- Ground Floor Split Level Maisonette
- Kitchen
- Lounge
- First Floor Bathroom
- Three Bedrooms
- Garden
- Connection to *DLR via London City Airport* and *Elizabeth Line via Custom House Station
- Stones throw away from *Local Bus services
- Silvertown tunnel* giving an additional transport link to South London
- Travel links towards Stratford Westfield , Royal Victoria, with the prestigious *City Hall*,









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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