



HUNTERS®
HERE TO GET *you* THERE



Hayday Road, Canning Town, London, E16 4AS



GUIDE PRICE £325,000- £340,000.

Nestled on Hayday Road in the vibrant area of Canning Town, this stunning two-bedroom ground floor flat presents an exceptional opportunity for both first-time buyers and investors alike. The property boasts a beautifully designed open plan kitchen and living area, creating a spacious and inviting place to dine and relax.

One of the standout features of this charming flat is its own private landscaped garden, which is great for outdoor entertaining. The two well-proportioned bedrooms provide ample space for rest and relaxation, making this home ideal for small families or professionals seeking a comfortable living environment.

With one bathroom thoughtfully designed with a separate utility area, plus excellent hallway storage, this property meets all the essential needs of modern living. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated in a quiet residential neighbourhood with resident's parking, this flat is well-connected to local amenities and transport links, including the Elizabeth Line at Custom House, ensuring easy access to the wider city. Whether you are looking to enjoy the bustling atmosphere of London or seeking a peaceful retreat, this property offers the best of both worlds. Do not miss the chance to make this delightful flat your new home.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345
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KEY FEATURES

- TWO BEDROOM
- GROUND FLOOR
 - GARDEN
- WELL PRESENTED
- CHAIN FREE
- 146 YEAR LEASE
- LANDSCAPED GARDEN
- CANNING TOWN STATION



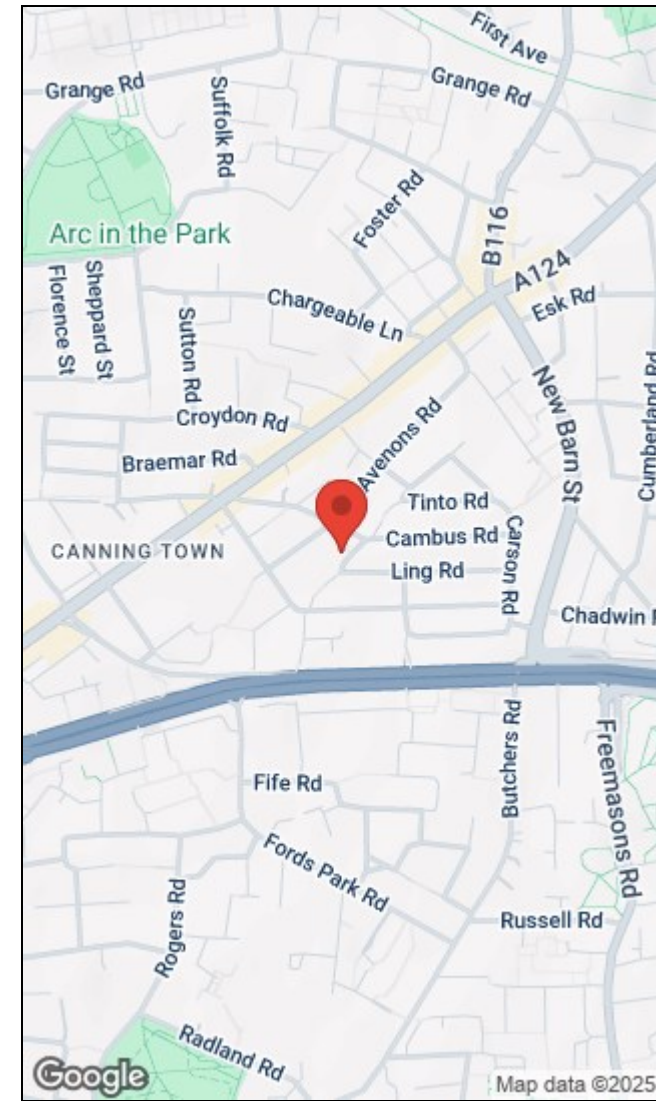




Approximate Gross Internal Area 504 sq ft - 47 sq m



Ground Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		65			
		76			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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