



## Barking Road

Plaistow, E13 8PS

Offers In The Region Of £300,000



- DUPLEX VICTORIAN CONVERSION
- AMPLE STORAGE IN BOARDED LOFT ROOM
- LARGE BATHROOM
- ENTRANCE GATES TO THE GREENWAY PATH
- DOUBLE GLAZED WINDOWS
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- EASY REACH OF BOTH CANNING TOWN AND PLAISTOW STATION
- IDEAL FIRST TIME BUY
- LOW MAINTENANCE CHARGES

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Occupying the upper levels of this grand Victorian conversion is this well presented two bedroom duplex apartment. The property is superbly presented throughout and boast a wealth of features which include high ceilings and and large windows which allow ample of natural light to flow through. Furthermore, the property is located superbly for public transport and offers convenient links into both central London and Docklands which is ideal for first time buyers and commuters alike. The property is surrounded by great a number of great schools, nearby parks (Plaistow Park), Westfield Shopping Centre and just a short walk to the Greenway which is ideal for relaxing walk or jog, leading towards Victoria Park, Wick Lane, Fish Island and Lee Valley. Truly a fantastic property which must be viewed to fully appreciate.

## GROUND FLOOR

### LOUNGE

13'7" x 12' (4.14m x 3.66m)

## FIRST FLOOR

### BEDROOM ONE

13'6" x 10'1" (4.11m x 3.07m)

### KITCHEN

11' x 5'1" (3.35m x 1.55m)

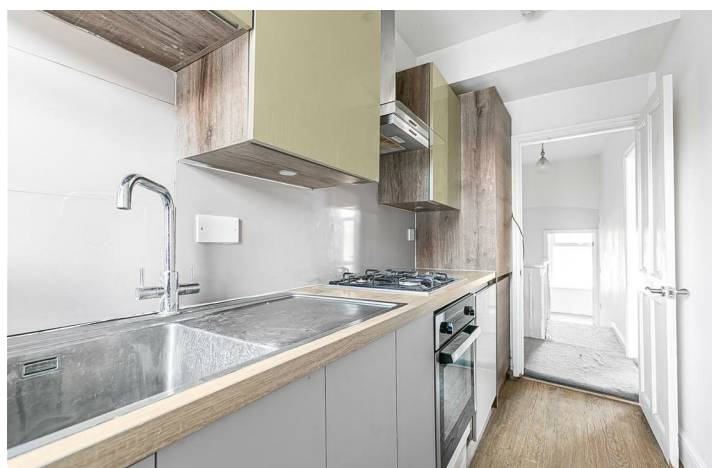
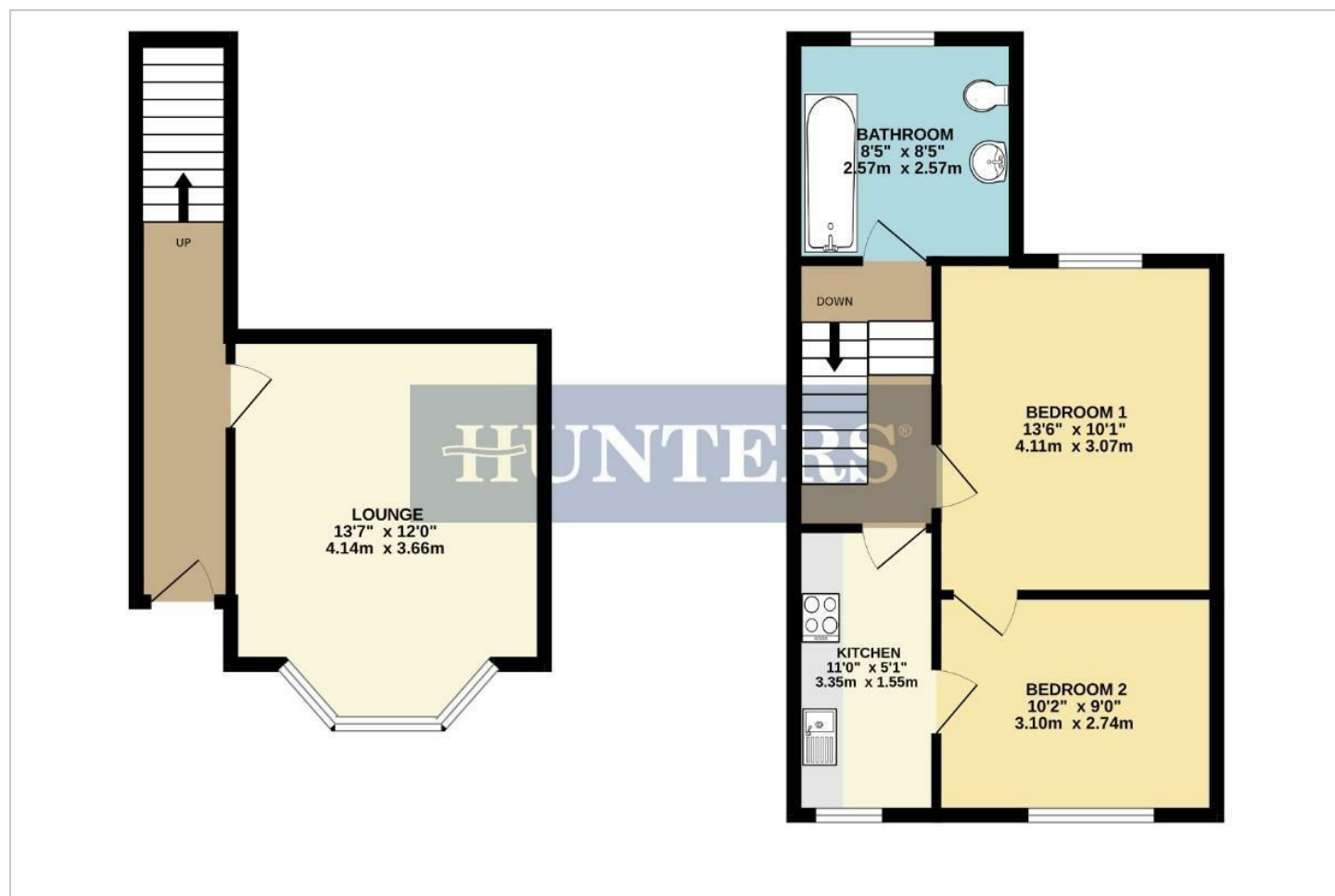
### BEDROOM TWO

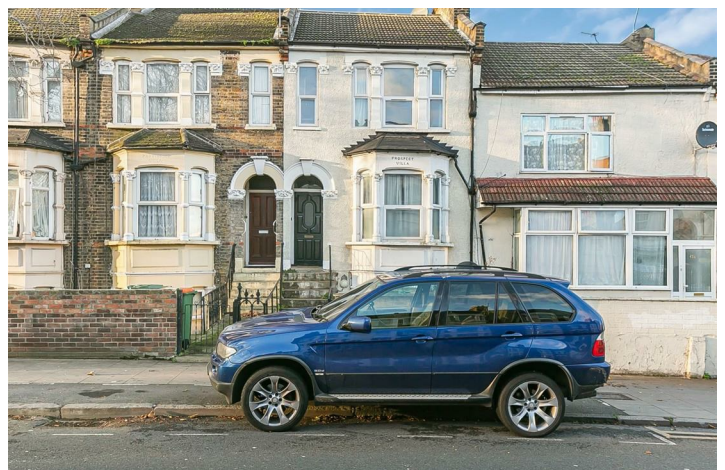
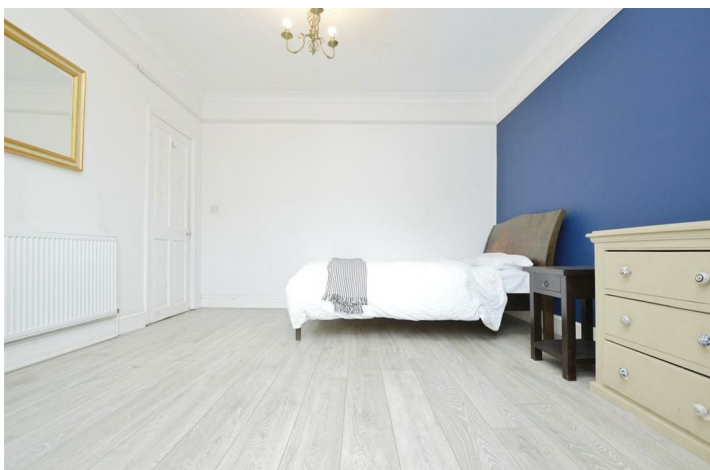
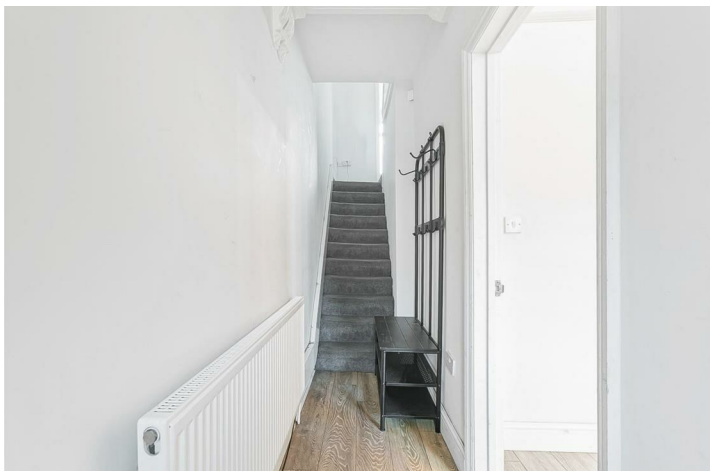
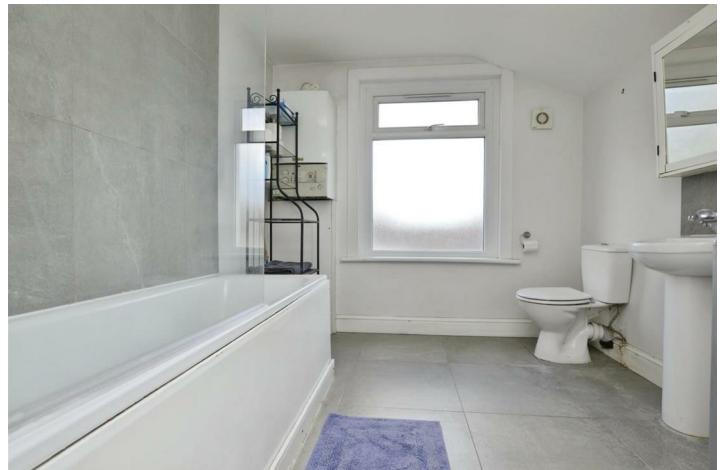
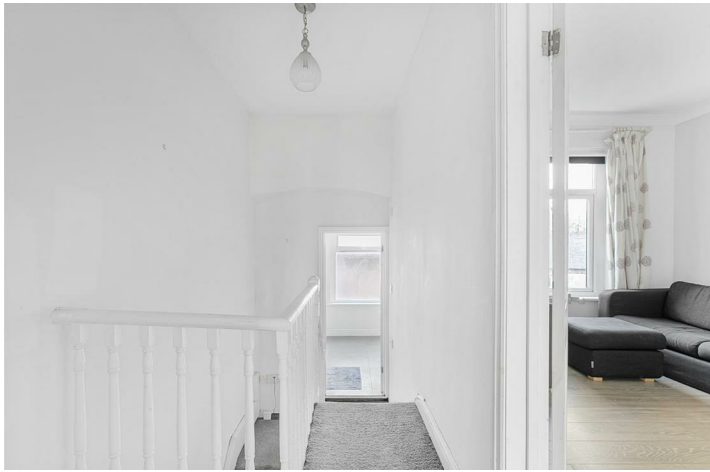
10'2" x 9' (3.10m x 2.74m)

### BATHROOM

8'5" x 8'5" (2.57m x 2.57m)

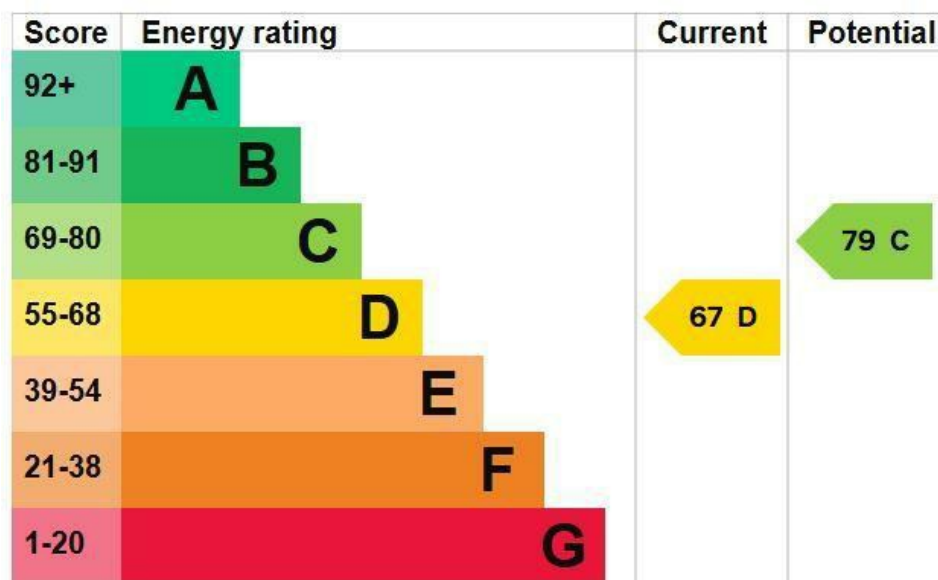
## Floorplan







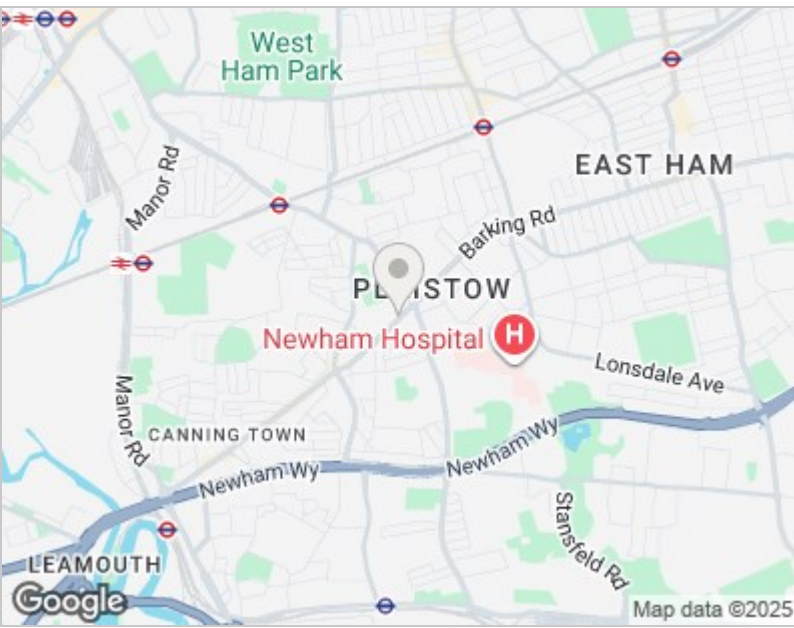
Energy Efficiency Graph



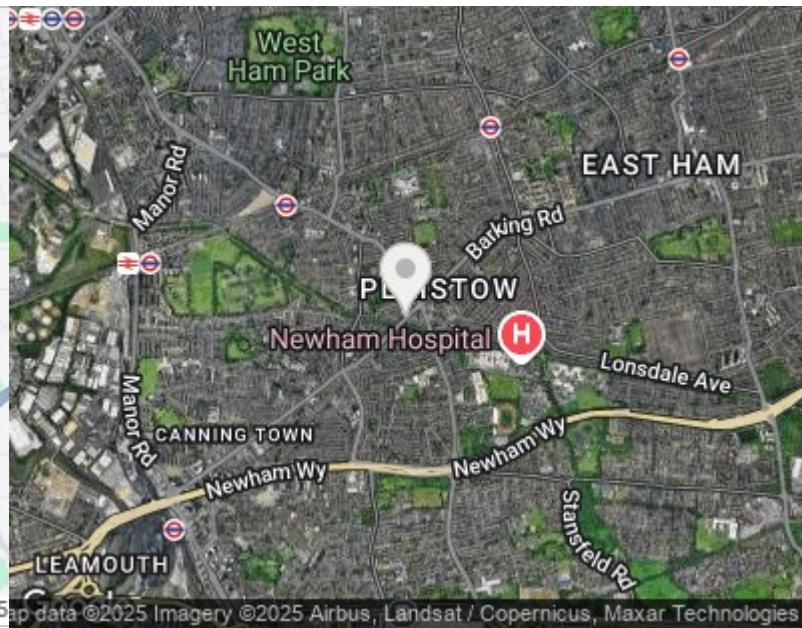
Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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