



Trinity Gardens, London E16 4QA

Guide Price £200,000 - £215,000



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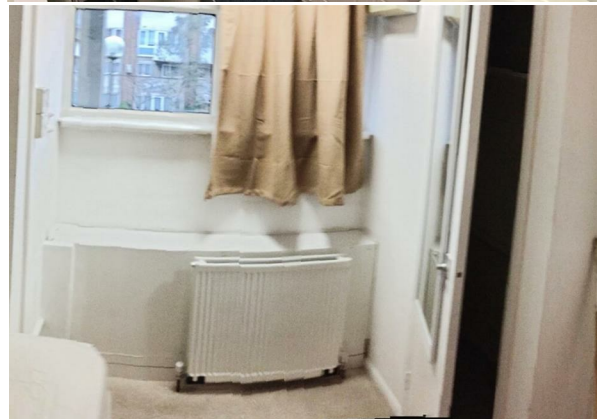
DESCRIPTION

GUIDE PRICE £200,000-£215,000. This purpose-built flat located in Trinity Gardens, offers a delightful blend of comfort and convenience. The property features a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

Originally a larger than average One bedroom property, the property has been thoughtfully configured and is being used as a two bedrooms, providing ample space for rest and privacy and maximising rental potential, ideal for investment buyers.

Trinity Gardens is a sought-after location, known for its vibrant community and proximity to local amenities. Residents can enjoy access to shops, parks, and excellent transport links (Canning Town DLR & Jubilee line), which provide easy access into Central London and Docklands.

This flat presents a wonderful opportunity for first-time buyers or investors looking to secure a property in a desirable area.



ROOMS

Open Plan Kitchen/Lounge

This open plan kitchen and lounge area includes a practical kitchen with a freestanding oven and a stainless steel sink set into wooden-effect cabinetry. The lounge area leads directly to a balcony that offers a pleasant view over well-maintained communal gardens and the surrounding neighbourhood, bringing in natural light and providing a space for outdoor relaxation.

Bedroom 1

A comfortable bedroom featuring a double bed with bedside tables and a window dressed with curtains, allowing for natural light. The room is carpeted, and the neutral decor provides a calm and restful atmosphere, ideal for unwinding.

Bedroom 2

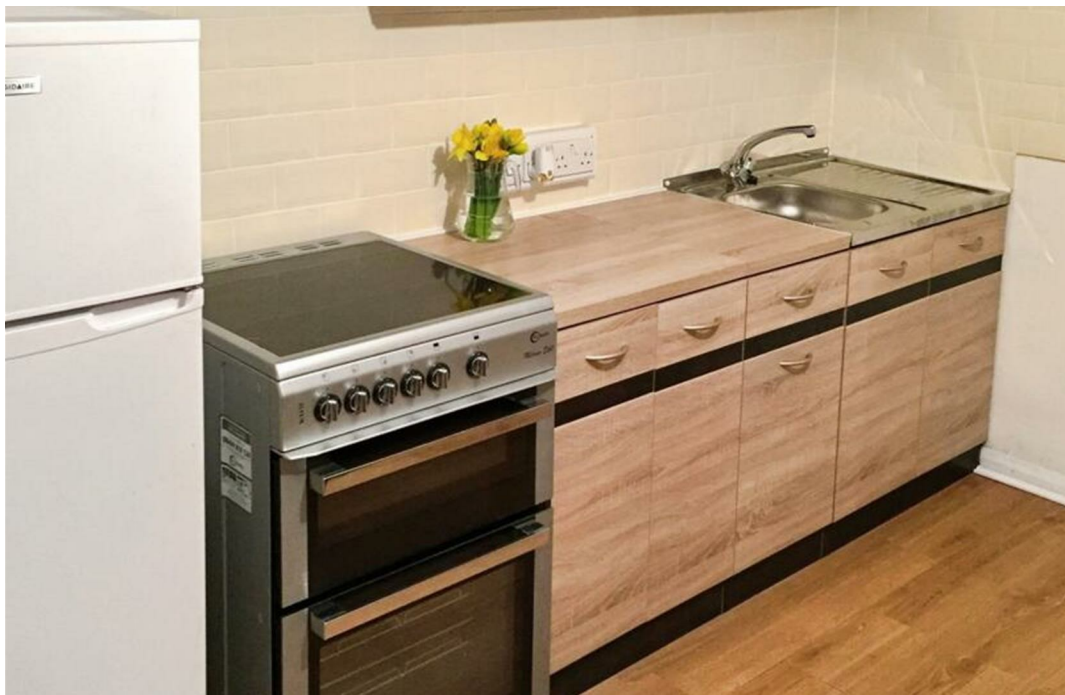
A second bedroom with a simple double bed and carpeted flooring. A window with curtains allows daylight to enter, and the room benefits from neutral tones that create a peaceful and inviting environment, suitable for a guest room or home office.

Bathroom

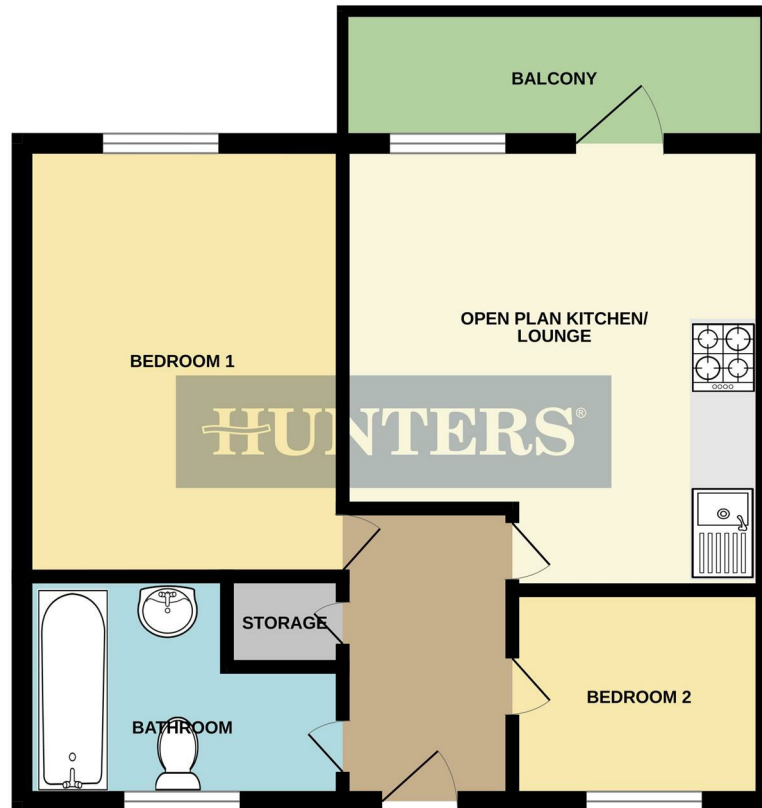
The bathroom is fitted with a bath and shower combination with a glass screen, a toilet, and a wash basin. A heated towel rail is an added benefit. The walls are tiled in white with a decorative border, and the dark floor tiles complement the overall clean and practical design, creating a functional space for daily routines.

Storage

A useful storage area featuring a washing machine, providing essential laundry facilities within the property. This practical space helps keep household chores organised and out of the way.



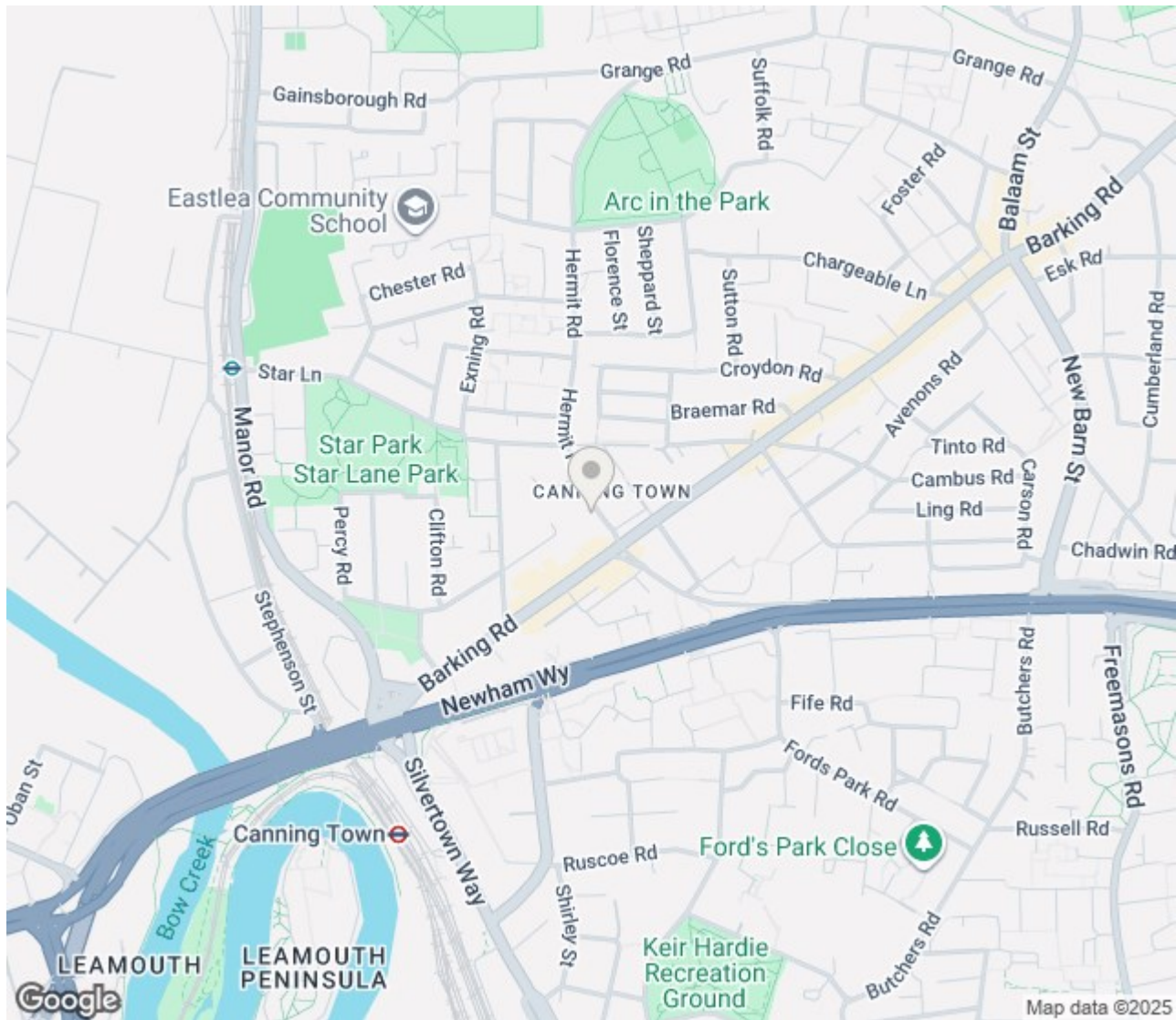
FIRST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 397 sq.ft. (36.9 sq.m.) approx.

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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ENERGY PERFORMANCE CERTIFICATE

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

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