



HUNTERS[®]
HERE TO GET *you* THERE

Charles Darwin House, 17 Minnie Baldock Street,
London, E16 1YE

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Guide Price: £400,000 - £420,000

Guide Price: £380,000 - £400,000

Uncover the charm of this stunning one-bedroom apartment, purpose-built and perfectly situated in the lively centre of Canning Town. Enjoy generous living areas flooded with natural light, seamlessly merging comfort and elegance.

Ideal for city professionals, this prime location places Canning Town station, supermarkets, and convenient bus routes just steps away, promising effortless urban living. Indulge in the luxury of your private balcony, where breath-taking views of the London skyline await.

Join a vibrant community with top-notch amenities, including bike storage, a communal garden featuring an outdoor gym, and a delightful children's play area. Elevate your lifestyle in this modern retreat. Available chain-free,

Hunters Plaistow 272 Barking Road, Plaistow, E13 8HR | 0207 474 2345
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EIGHTH FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

LIVING/KITCHEN/DINING ROOM

18'4" x 15'3"

Great size open plan living kitchen area with a bright and airy feel, wood effect laminated flooring, range of wall and base units with roll top worktop with stainless steel sink and mixer tap, electric hob with oven and grill, built in fridge/freezer and dishwasher.

BEDROOM

12'3" x 11'4"

Good size bedroom with large double glazed window with great natural light, carpet flooring, wall mounted gas central heating, built in wardrobe.

BATHROOM

Three piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c.

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. 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.









