



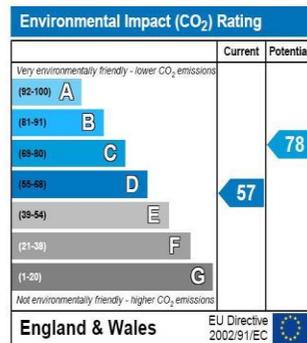
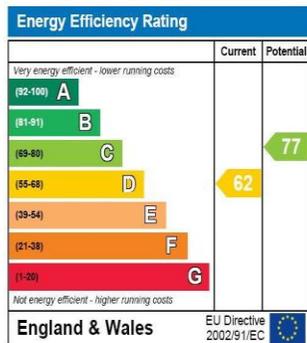
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Kelland Road, Plaistow, London , E13 8DS**  
**Guide Price: £275,000 - £295,000**

# Kelland Road, Plaistow, London , E13 8DS

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Two bedroom apartment located on the second floor of this purpose built block. The property boasts a spacious lounge, kitchen and bathroom. Located within close proximity to Plaistow station and all local amenities.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**LOUNGE**

4.27m (14' 0")x 3.35m (11' 0")

Double glazed sliding door to balcony, radiator (untested).

**KITCHEN**

3.48m (11' 5") x 2.87m (9' 5")

Double glazed window to front, fitted wall and base units, roll edge work surface, sink and drainer, oven, grill and hob, radiator (untested).

**BEDROOM ONE**

4.27m (14' 0")x 2.74m (9' 0")

Double glazed window to rear, radiator (untested).

**BEDROOM TWO**

3.35m (11' 0")x 2.74m (9' 0")

Double glazed window to side, radiator (untested).

**BATHROOM**

Double glazed window to front, low level w.c, pedestal hand wash basin, bath, radiator (untested).

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0207 474 2345

**OPENING HOURS:**

Mon - Fri: 8.30 am - 6.30 pm

Sat: 9.00 am - 4.30 pm

Sun: Closed

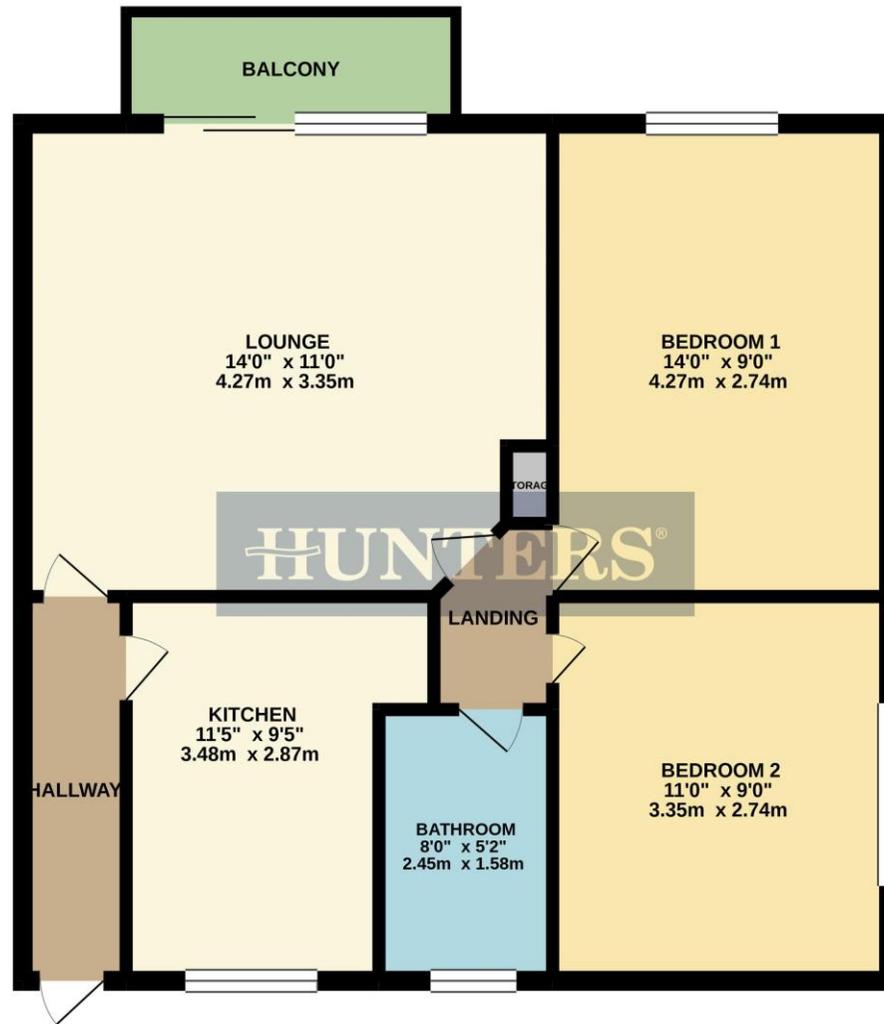
**THINKING OF SELLING?**

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.

**DISCLAIMER**

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.

## SECOND FLOOR



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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