





GUIDE PRICE: £750,000 - £800,000

Recently updated, the property features a stylish modern kitchen with integrated appliances, including an electric oven and hob, along with contemporary finishes and tasteful décor throughout, making it truly move-in ready.

GUIDE PRICE: £750,000 - £800,000

Recently updated, the property features a stylish modern kitchen with integrated appliances, including an electric oven and hob, along with contemporary finishes and tasteful décor throughout, making it truly move-in ready.

All three bedrooms are generously sized, ideal for families, sharers, or those working from home. The modern bathroom includes both a shower and a bath, offering practicality and comfort for everyday living.

The property also includes an internal garage, providing secure parking or potential for conversion into additional living space, subject to planning permission. There is also a driveway suitable for one car, with scope to extend and accommodate a second vehicle.

A large private rear garden creates a fantastic space for outdoor entertaining or peaceful relaxation. Situated on a quiet residential street with no through traffic, the home offers a rare sense of privacy and tranquility, while remaining close to local amenities.

Just a short walk from Mudchute DLR station, the property benefits from excellent transport links to Canary Wharf, the City, and central London. With nearby green spaces, riverside walks, and vibrant local shops, this home delivers both convenience and lifestyle in one of East London's most desirable neighbourhoods.

Tenure - Freehold

Service Charge - £ 300 per annum

Council tax band – C

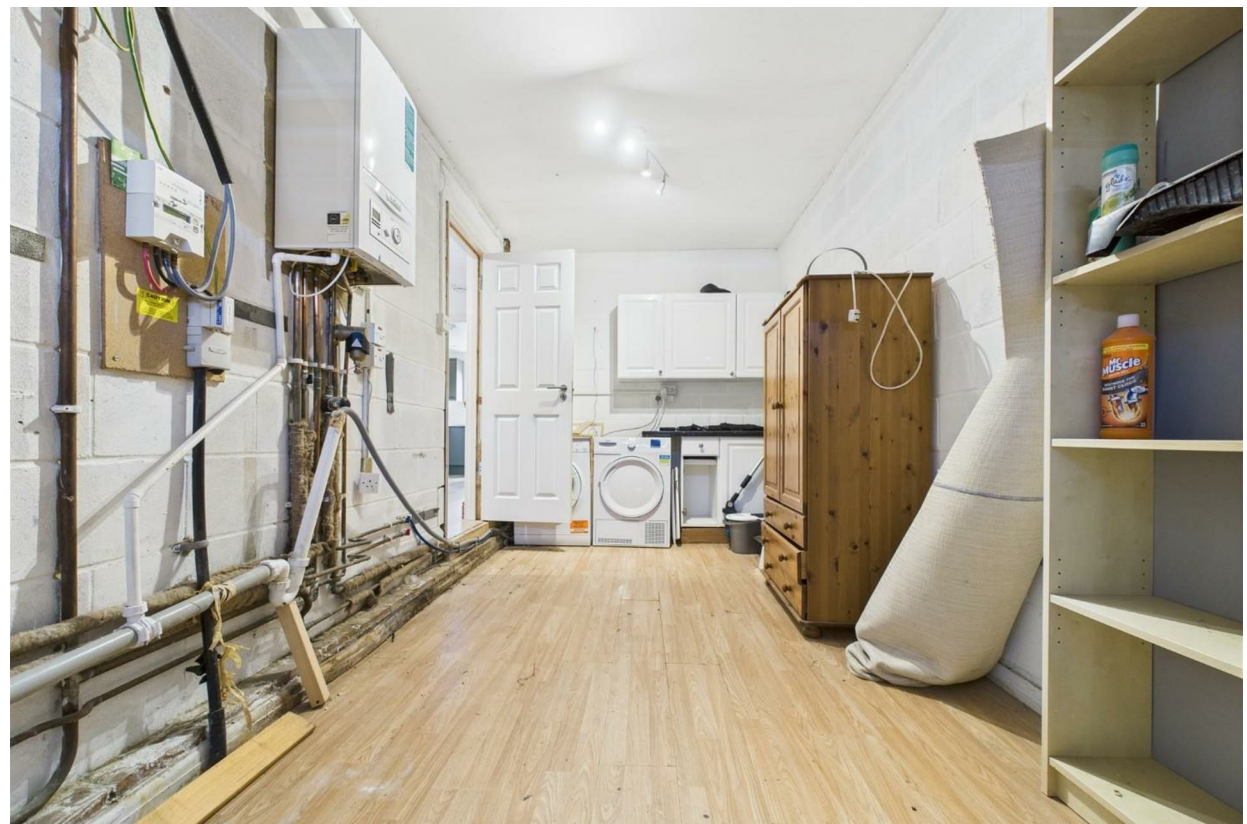
EPC Rating – C

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed.

Dockside are members of The Property Ombudsman & our Client Money Protection provider is Propertymark.





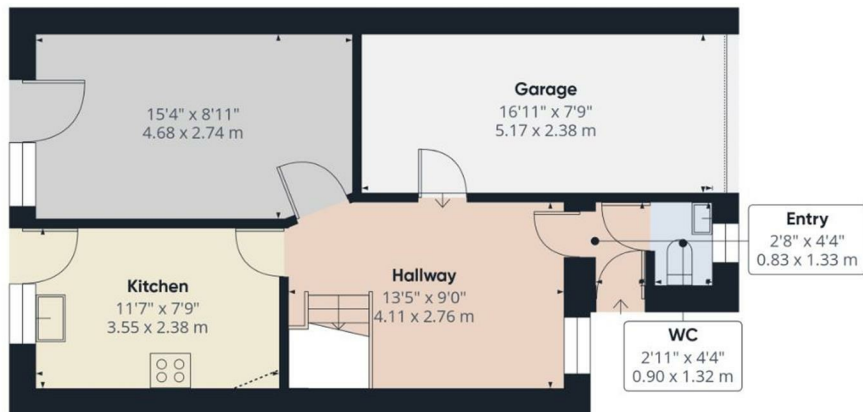


- Freehold Semi-Detached House
- Three Bedroom House
- Chain Free
- Modern newly fitted kitchen with integrated appliances
- Bathroom with separate shower
- Integrated garage with potential for conversion (STPP)
- Quiet residential road, short walk to Mudchute DLR and close to Canary Wharf
- Private rear garden, perfect for entertaining or relaxing

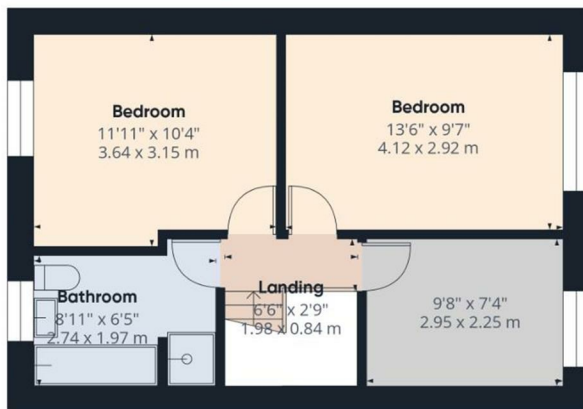


**THE AGENT ON THE QUAYS**

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**

916 ft<sup>2</sup>  
85.1 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

