

Kitchen / Reception Room  
28'2" x 11'9"

Bedroom  
13'10" x 11'7"

Garden  
11'9" x 9'10"

Bathroom  
9'1" x 6'2"

Patio  
6'6" x 19'8"

Total Area: 59.1 m<sup>2</sup> ... 637 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## DUCHESS DRIVE, LONDON

Offers In Excess Of £370,000 Leasehold  
1 Bed Apartment



### Features:

- Ground Floor Apartment
- Two Private Terraces
- Gated Development
- Close to Plaistow Park
- Openplan Kitchen Living Area
- Good Transport Links
- Double Bedroom
- Good Decorative Order
- Built in Wardrobes

Fantastic one double bedroom apartment with two outdoor spaces, located close to Plaistow park and near excellent transport links. This smart, ground floor apartment sits in an immaculately kept gated development and has been stylishly decorated throughout. You will love the large, open plan living area as well as those two private outdoor terraces.

REQUEST A VIEWING  
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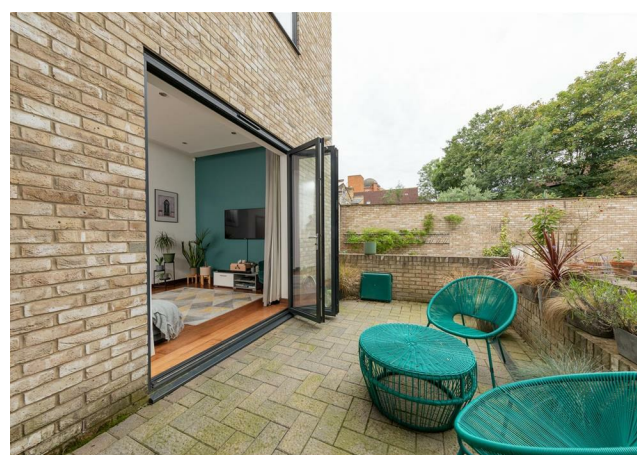
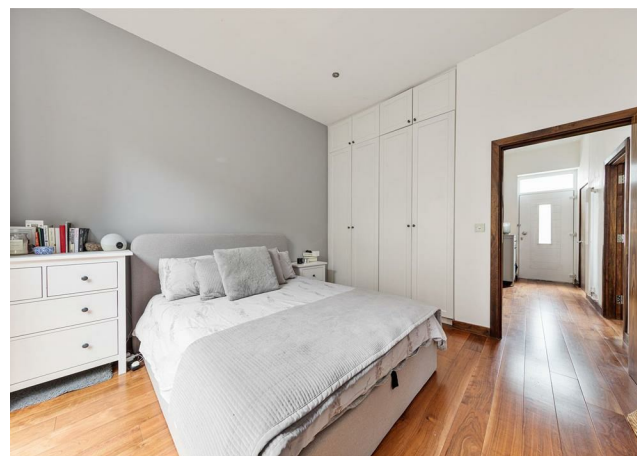
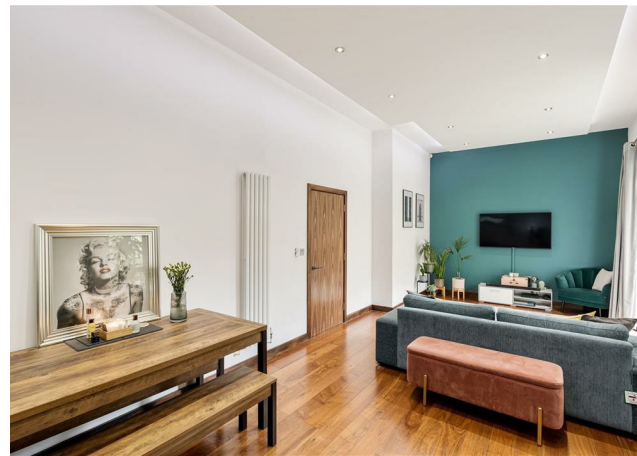
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**IF YOU LIVED HERE...**

Enter your new apartment and on your left hand side you are greeted by the huge open planning living space. Measuring an impressive 300 sq ft and 3m high ceilings, this glorious room has large bi-fold doors that absolutely flood the room with light, leading out to a large patio area - perfect for some alfresco dining. Engineered wooden flooring lays underfoot, and contemporary design touches adorn, including column radiators and cleverly placed windows. The wonderfully appointed kitchen area sits tucked in the corner of the room, creating a perfect separation of spaces whilst maintaining an open plan feel. Units are styled in a glossy grey with fully integrated appliances and ample space for a large dining table.

Your double bedroom is a glorious space, with more of those glass doors leading to an additional outdoor terrace, lending a mediterranean feel. Built-in wardrobes in here maximise the space, allowing you to move in and unpack with no stress. You will notice the keen eye for style throughout, from the wooden

following and exposed wooden door frames. This continues in the large bathroom with a TV in it, with a sparkling suite, large whirlpool spa bath with a waterfall shower overhead.

**WHAT ELSE?**

- Transport options are plentiful, with Custom House, Stratford and Canning stations all less than 10 minutes on the bus. Plaistow station is less than a 15 minute walk. The A13 and the North Circular Road are both within a ten minute drive
- Plaistow is a friendly and welcoming area, with local shops and cafes aplenty. You are super close to a multitude of amenities and quaint green spaces including Plaistow Park.
- This block is beautifully maintained, smart and professional. Gates to the front ensure both security and privacy.



**A WORD FROM THE OWNER...**

"Duchess Drive has been an amazing first home for us. There is a real community vibe and we have made some amazing friends here. We are well connected with bus stops outside the front door to Custom House (the Lizzie line) Canning Town (jubilee line) and Stratford, which means fast easy access to all areas of London. The greenway is perfect for walks or cycles down to Stratford/Olympic Park. Plaistow Park is just around the corner and perfect for walking the dog. The flat has amazing high ceilings and bi fold doors leading onto 2 patio areas, it feel so spacious and is perfect for a summer gathering. Being set off the road means it is really quiet and is very safe."

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