



76 Ling Road, London, E16 4AN

£260,000



Ling Road in Canning Town's E16 area features many Victorian conversions offering a blend of period charm and modern amenities. This ground floor flat provides spacious and well-lit living spaces, making it ideal for first-time buyers, investors, or those seeking convenient access to London's Docklands and City areas. The property boasts its own front door, enhancing privacy and a sense of ownership.

The living area allows for ample natural light, and a neutral décor. The kitchen includes a range of wall and base units, sufficient counter space, and is designed for both functionality and style. The two bedrooms are well proportioned, with the master bedroom including a bay window and ample space for storage. The bathroom completes the property and is a contemporary three-piece suite, comprising a panelled bath with shower attachment, wash hand basin, and low flush WC, complemented by part tiled walls. A notable advantage is the private rear garden, fully paved for low maintenance, providing an outdoor space for relaxation or entertainment.

- Two Bedroom
- Sole Use Rear Garden
- Ground Rent: £200 Per Annum
- Lease: 74 Years
- Ground Floor Flat
- Chain Free Sale
- Building Insurance: £490 Per Annum
- EPC Rating: C

