



www.kings-group.net

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Barking Road, London, E16 4HB
Offers In Excess Of £375,000

Kings Group are delighted to Welcome you to this charming 2-bedroom apartment located on Barking Road in Canning Town. Situated in a Grade 2 listed building, this first-floor flat offers a perfect blend of historical charm and modern convenience.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property boasts two well-proportioned bedrooms, providing ample space for a small family, guests, or even a home office.

The apartment features a bright bathroom, adding a touch of luxury to your daily routine. With a total of 635 sq ft of living space, there is plenty of room to make this flat your own.

Being chain-free, you can move in hassle-free and start enjoying your new home right away.

Conveniently located within walking distance to Canning Town station, commuting to work or exploring the vibrant city of London couldn't be easier. Whether you fancy a leisurely stroll along the Thames or a quick trip to the bustling city centre, this apartment provides easy access to all that London has to offer.

Don't miss out on this fantastic opportunity to own a piece of history in the heart of London. Contact us today to arrange a viewing and take the first step towards calling this delightful flat your new home.



Locality

Canning Town is known for its excellent transport links, making it an ideal location for commuters and residents who appreciate easy access to central London and beyond. The flat is just a short walk from Canning Town Station, where the Jubilee Line, DLR, and various bus routes converge, offering quick and convenient travel options across the city.

The neighbourhood is undergoing significant regeneration, bringing new amenities, shops, and modern residential developments to the area. Residents will find a range of local supermarkets, cafes, and restaurants nearby, catering to diverse tastes and preferences. The nearby Rathbone Market and a variety of local shops provide everyday essentials and fresh produce, contributing to the community's lively atmosphere. Green spaces like Canning Town Recreation Ground and nearby parks offer pleasant spots for outdoor activities and relaxation. The flat is also within easy reach of the Royal Docks, where residents can enjoy riverside walks, water sports, and views of the London skyline. The nearby ExCeL London exhibition centre and The O2 Arena provide entertainment and cultural experiences.

Canning Town's strategic location also places it close to Canary Wharf, one of London's key business districts, as well as London City Airport, which is just a short DLR journey away, adding to the convenience for frequent travellers.

Overall, the locality around E16 4HB is dynamic and evolving, offering a mix of urban convenience, modern living, and an increasingly rich array of amenities, making it an attractive choice for both professionals and families.

Tenure & Council Tax

Tenure: Leasehold
 Service Charge: £1,500.00
 Ground Rent: £250.00
 Council Tax Band: C
 Council Tax Estimate: 1,533

Hallway
 5'1" x 9'5" (1.56 x 2.89)

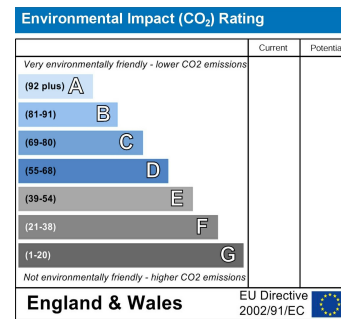
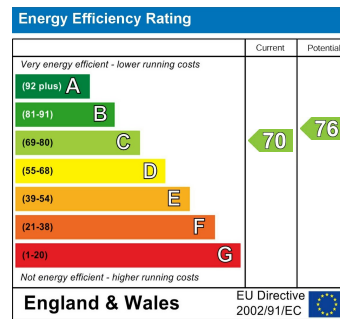
Reception
 12'9" x 25'9" (3.91 x 7.85)

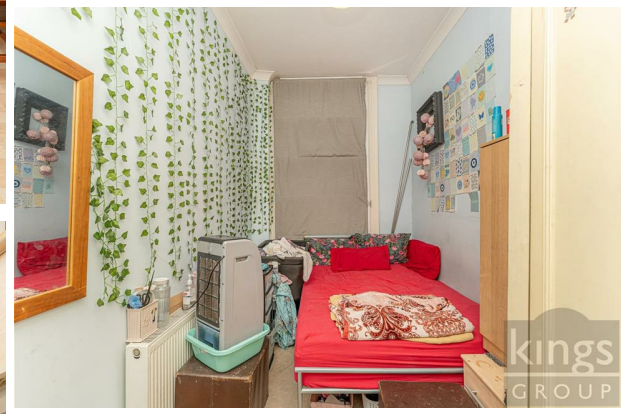
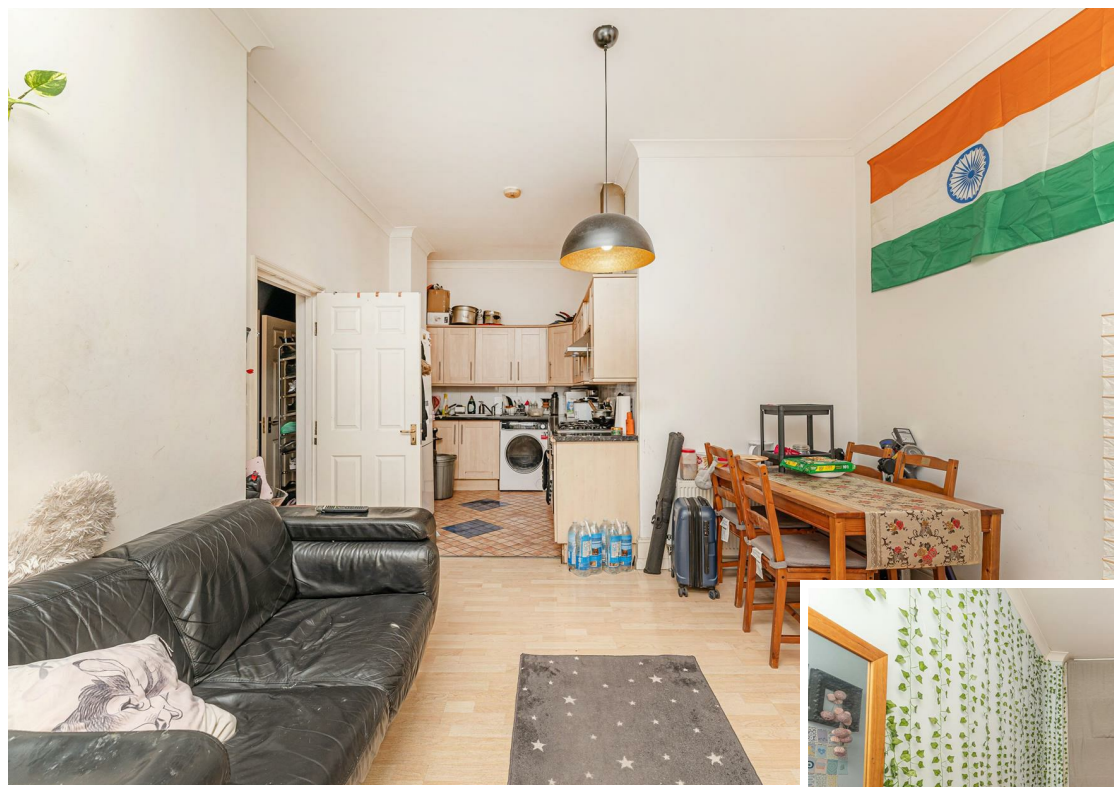
Kitchen

Bathroom
 6'2" x 6'6" (1.90 x 2.00)

Bedroom One
 10'10" x 16'6" (3.31 x 5.05)

Bedroom Two
 7'4" x 13'3" (2.26 x 4.06)

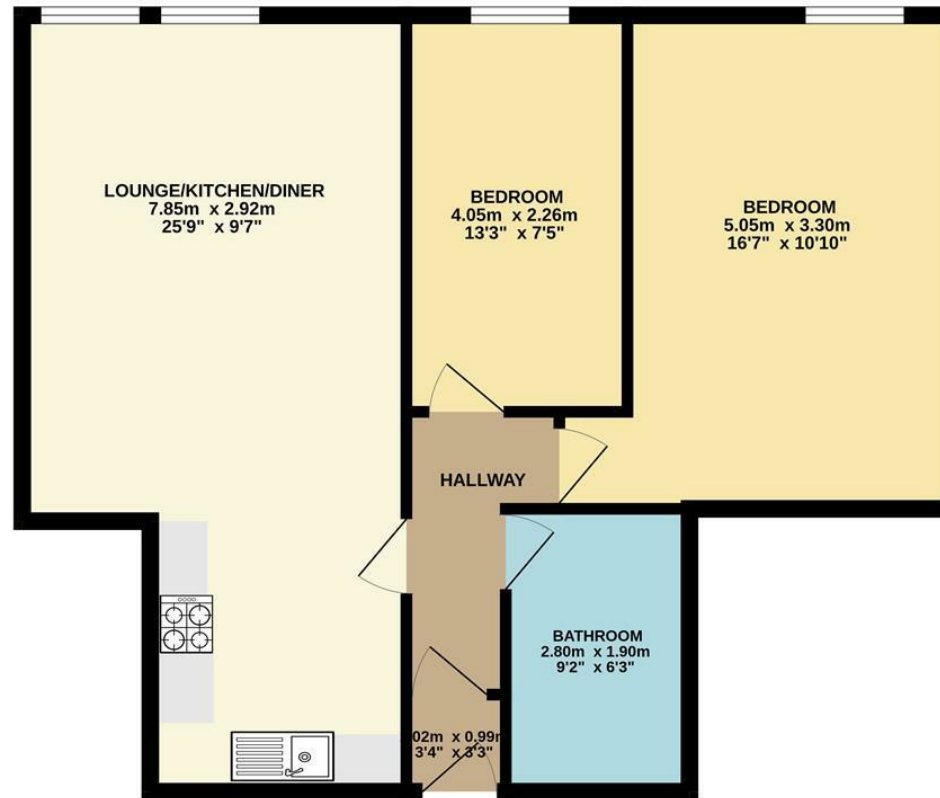






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FIRST FLOOR
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) 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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