



Living  
made  
better

Helene House  
Canning Town, E16 3NY



Asking Price £375,000

# Helene House, Canning Town, E16 3NY

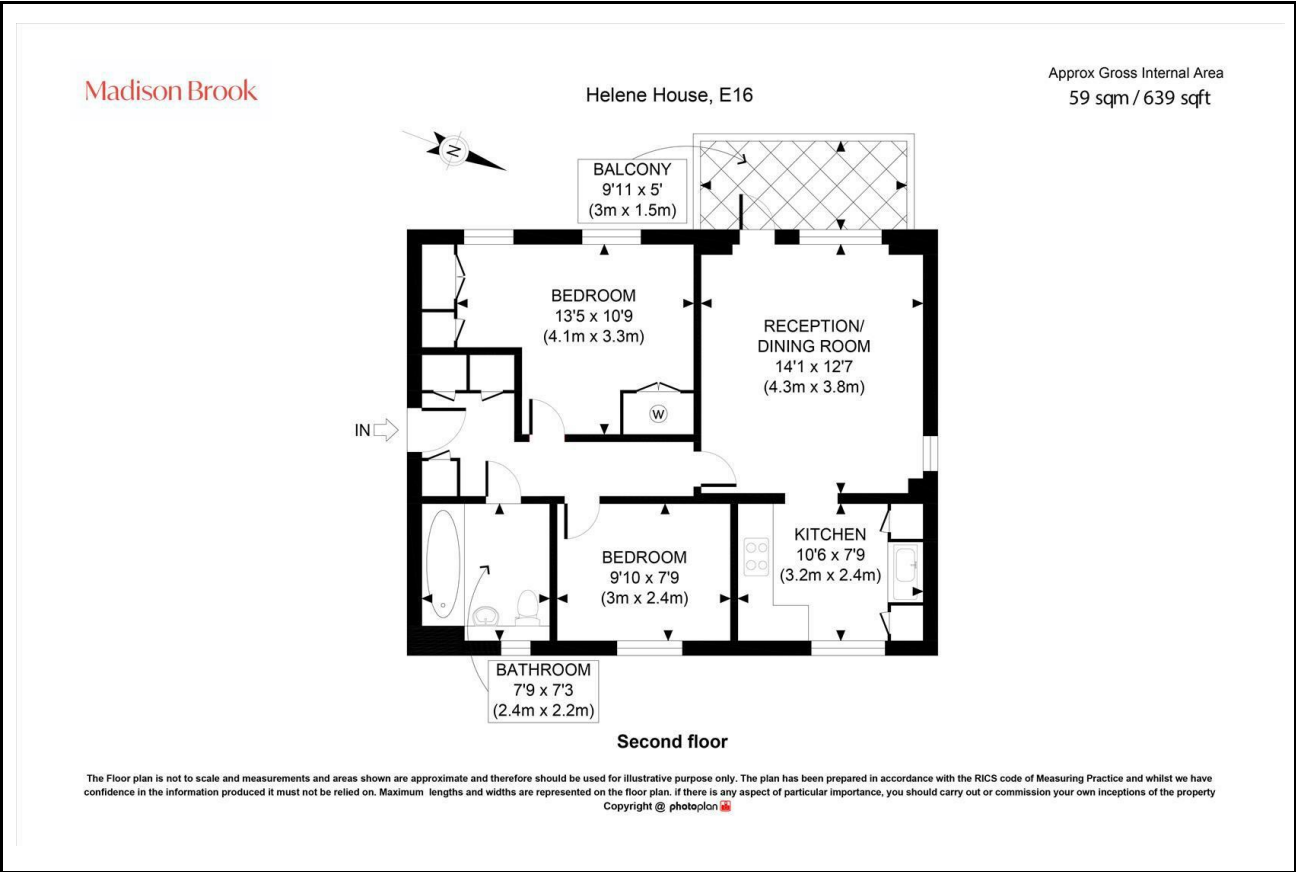
Madison Brook

## Property Summary

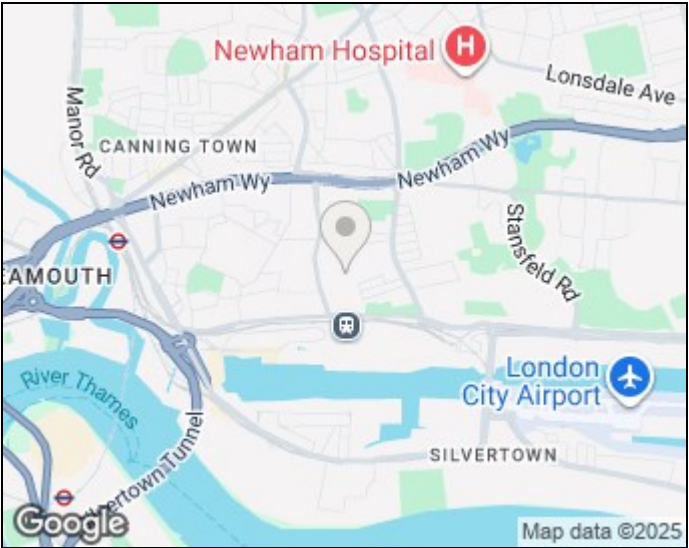
Located on the second floor of Helene House on a quiet residential street, this two-bedroom apartment spans approximately 637 sq. ft. and offers a bright open-plan reception and dining area with access to a private balcony, a separate kitchen with integrated appliances, a principal bedroom with built-in storage, a second bedroom, and a modern three-piece bathroom. Residents enjoy permit street parking, excellent transport links via Custom House Station (DLR & Elizabeth Line), and easy access to local shops and amenities.

Service charge: £1,645.08 pa | Ground rent: £100 pa | Lease: 108 years remaining

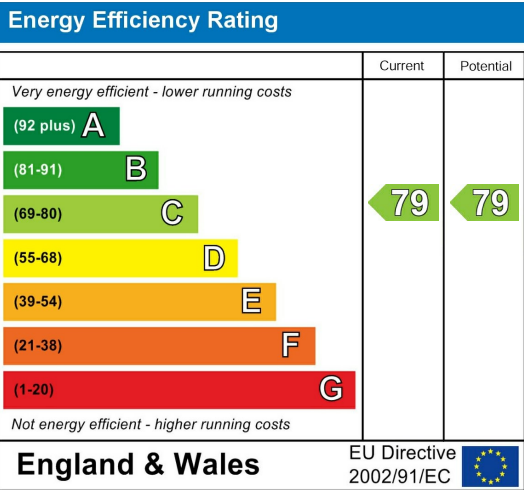
## Floorplan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit B 20 Western Gateway, Royal Victoria  
Dock, London, E16 1BS  
Tel: 020 3946 6000 Email:  
docklands@madisonbrook.com  
<https://madisonbrook.com/>