



Trinity Gardens, London, E16 4QA

**£325,000**



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Canning Town Station is just a ten-minute walk from this spacious flat in Trinity Gardens. Comprised of an open-plan lounge and dining area, a separate kitchen, 2 large double bedrooms and a family bathroom, this is very roomy and will accommodate a family with children. A great option for first time buyers, commuters and buy to let investors!

\*\*\*\*\*Onsite parking is available from the council for those with vehicles.

Great connectivity at Canning Town Station: Jubilee Line and DLR connect with Canary Wharf (Elizabeth Line) only one stop away. Jubilee and Elizabeth Lines place to whole of London a few short hops away: Stratford 10 minutes, The City 12 minutes, Canary Wharf 15 minutes, West End 30 minutes, Heathrow 57 minutes. Drivers benefit from easy access to the A13, A406, A12, M25, and M11.

However, outside your front door, there is plenty to see and do: the very vibrant Barking Rd commercial scene, Rathbone Market, Hallsville Quarter's cafés and restaurants ,and nearby supermarkets like LIDL, Co-Op, and Morrisons. Two gyms are also within close walking distance.

\*\*\*\*\* Low service charges, peppercorn ground rent, and a great lease.

Contact Barrain London Estate Agents to arrange your private viewing today.

## Key Features

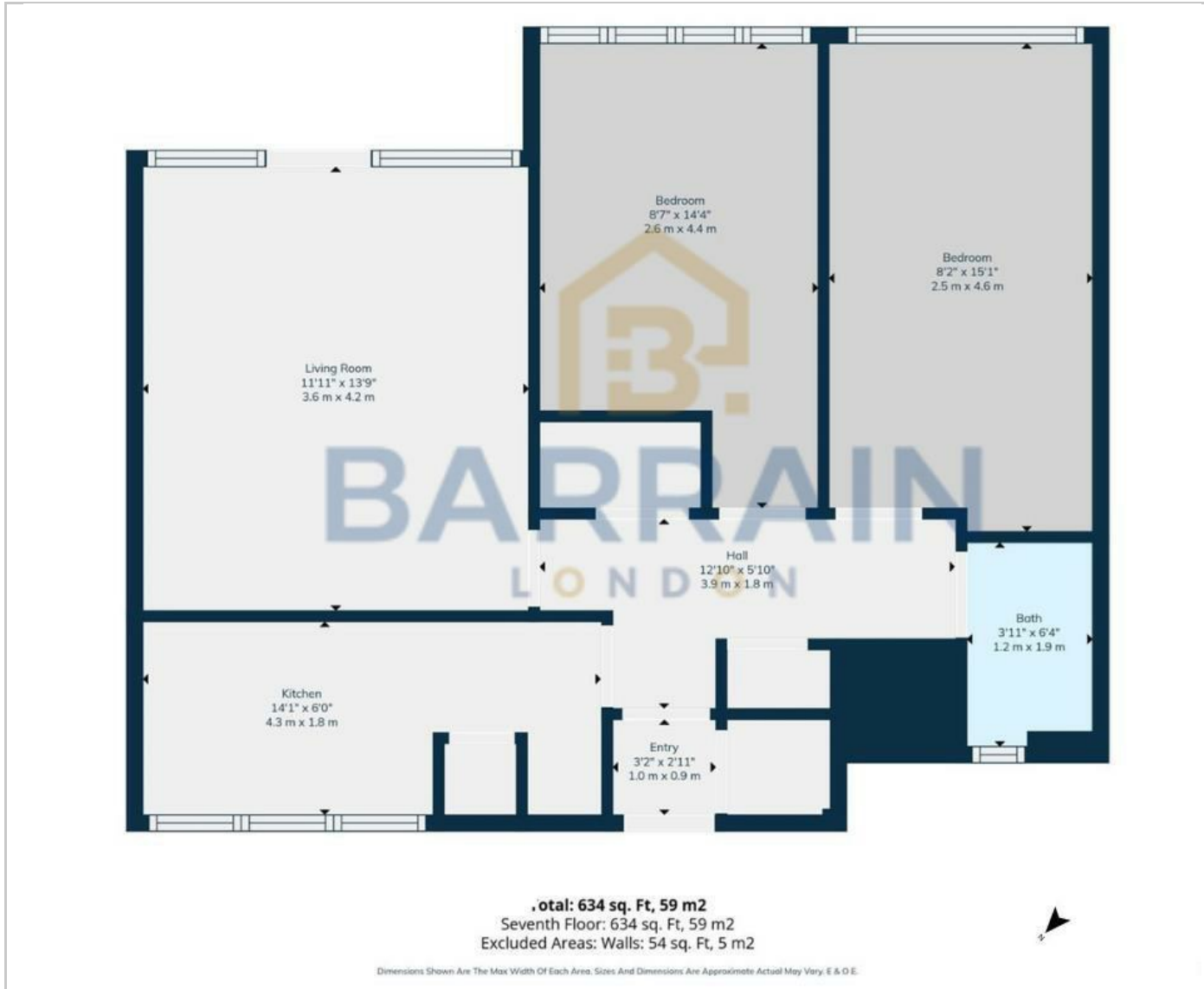
- LOW PRICE, LOW GROUND RENT, LOW SERVICE CHARGE, GREAT LEASE
- Large 2 bedroom flat with separate kitchen in good condition
- Vehicle parking by permit
- 10 minutes walk to Canning Town Station (DLR and Jubilee Lines)
- One stop to Elizabeth Line: City 12 mins/ Canary Wharf 15 mins/ West End 30 mins
- On your doorstep: LIDL, Morrisons, Rathbone Market and Hallsville Quarter!

## Situation

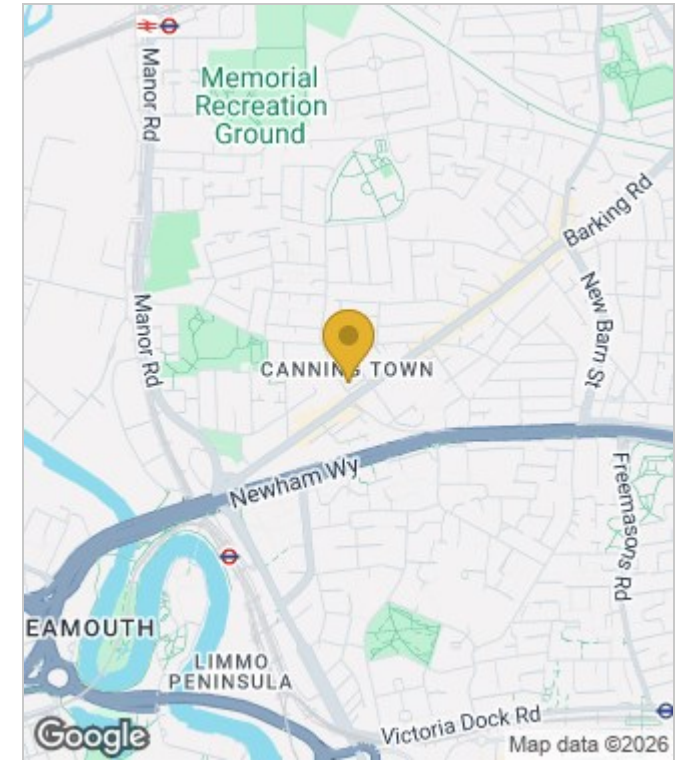


Council Tax Band: B

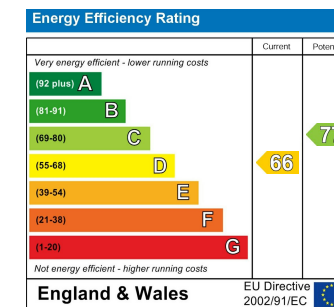
## Floor Plans



## Area Map



## Energy Performance Graph



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