



HUNTERS[®]

HERE TO GET *you* THERE

Minnie Baldock Street, London E16 1YE



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**Guide Price £220,000 Shared
Ownership 40%
£1.063.68 Monthly Rent**

Minnie Baldock Street, London E16

DESCRIPTION

Guide Price £220,000 -£230,000

Leasehold

Shared Ownership 40% £1,063.68 Rent per Month

Situated in a lively area of London, residents will find themselves surrounded by a wealth of amenities, including shops, restaurants, and excellent transport links, making commuting and exploring the city a breeze.

This flat is not just a home; it is a lifestyle choice that offers the perfect blend of comfort, convenience, and modern living.. This new build property, completed in 2018, is designed to meet the needs of contemporary lifestyles while providing ample space for comfort and relaxation.

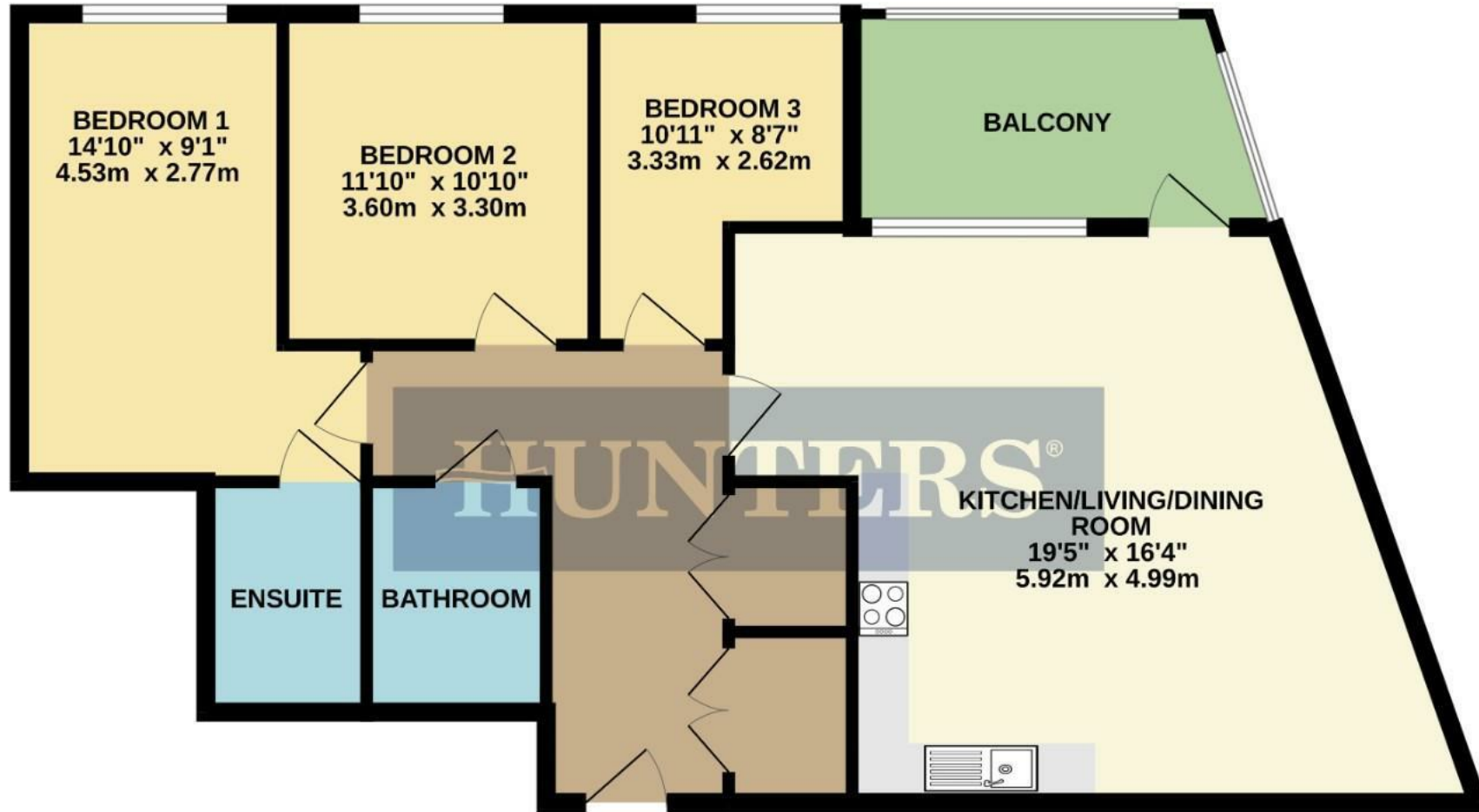
The flat features a welcoming and bright open plan living area, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, with added benefit of an En-suite to bedroom one. This residence is ideal for families or those seeking extra space for a home office or guest room. Each bedroom is designed to maximise natural light, creating a warm and inviting atmosphere throughout the flat.

The property benefits from its modern construction, ensuring energy efficiency and contemporary finishes that appeal to discerning buyers. The layout is thoughtfully designed, providing a seamless flow between living spaces, making it easy to enjoy both social gatherings and peaceful moments.



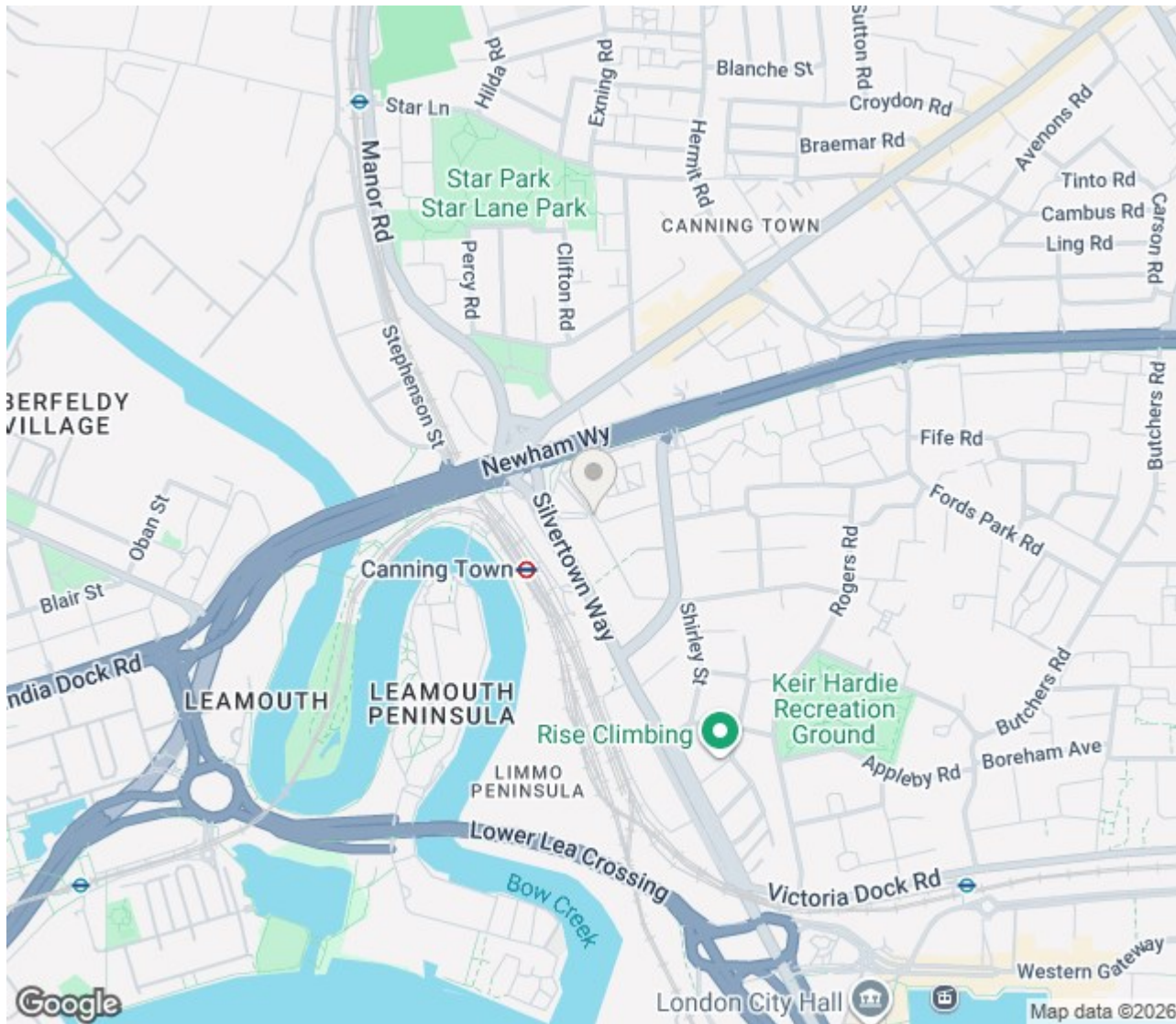


EIGHTH FLOOR



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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ENERGY PERFORMANCE CERTIFICATE

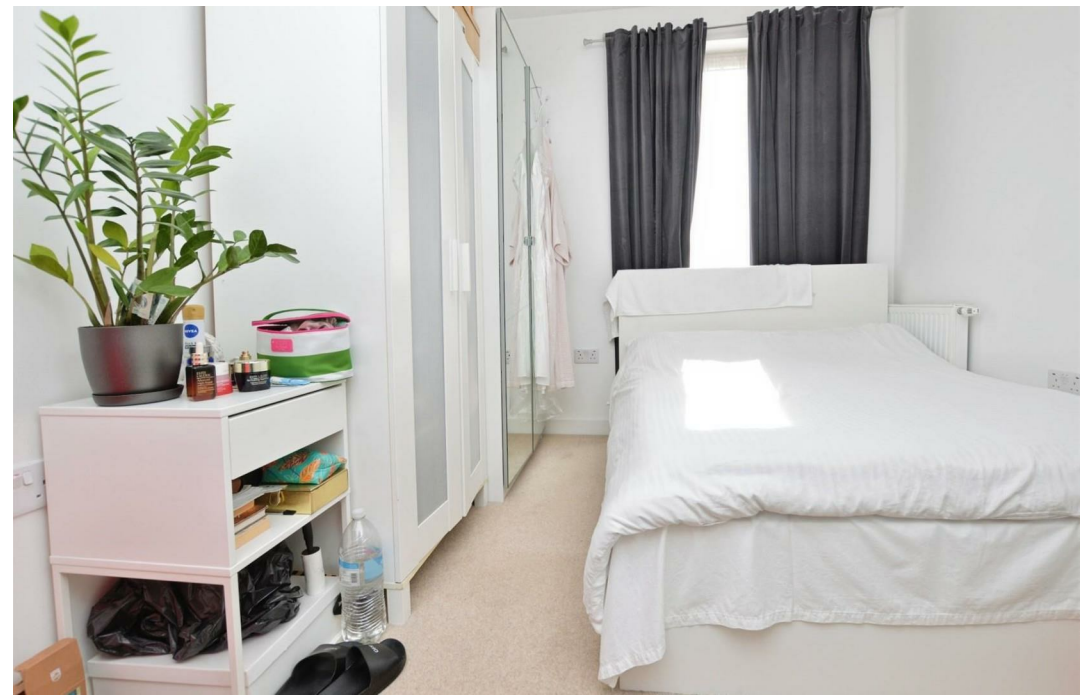
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | plaistow@hunters.com







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.