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# Maud Street, London E16 1YU E16 1YU

## Guide Price £330,000 -£350,000

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Positioned in the vibrant heart of Canning Town, Maud Street presents an exceptional opportunity to acquire a modern two-bedroom house, built in 2016. This property boasts a well-designed layout that includes a welcoming reception room, two comfortable bedrooms, and two contemporary bathrooms, making it ideal for both families and professionals alike.

The location is particularly appealing, as it is situated within an area undergoing significant regeneration. Residents will benefit from the recent opening of a Morrisons supermarket and a Superdrug store, ensuring that everyday conveniences are just a stone's throw away. Additionally, the English National Ballet training grounds at London City Island add a touch of cultural flair to the neighbourhood.

Transport links are excellent, with Canning Town Station, which serves both the Jubilee Line and the Docklands Light Railway (DLR), just a short walk from your doorstep. For those who prefer to travel by car, the A13 and A12 are easily accessible, providing quick routes into and out of the city.

This property is EWS1 compliant, making it mortgage-friendly and a sound investment for potential buyers. The surrounding area is rich with shops and restaurants, offering a lively atmosphere and a variety of dining options to suit all tastes.

In summary, this delightful house on Maud Street is not just a home; it is a gateway to a thriving community, modern amenities, and excellent transport links, making it a perfect choice for anyone looking to embrace the dynamic lifestyle that London has to offer.

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## KEY FEATURES

- 2 spacious bedrooms
- 2 modern bathrooms
- Built in 2016
- EWS1 compliant build
- Close to Canning Town Station
- Near Morrisons and Superdrug
- Walking distance to Royal Victoria DLR
- Easy access to A13 and A12
- Communal Green Space
- Viewing recommended

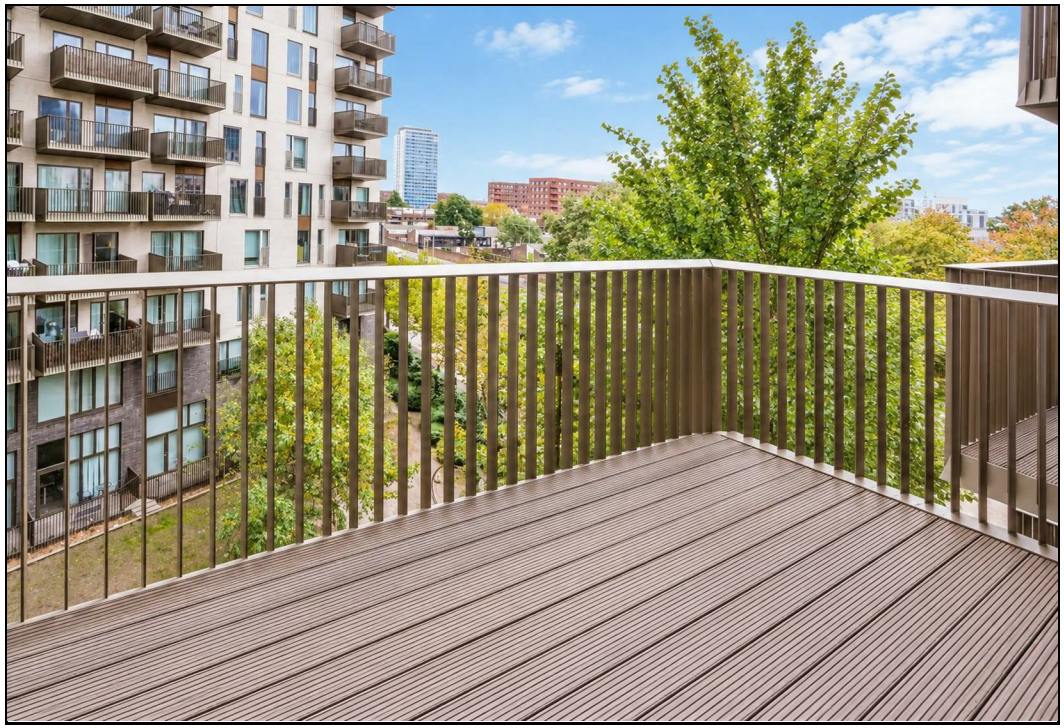






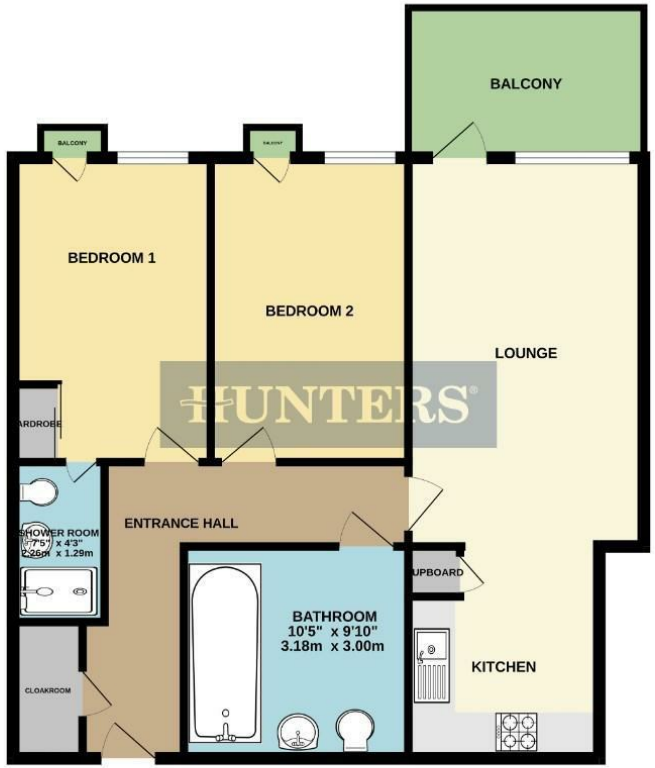




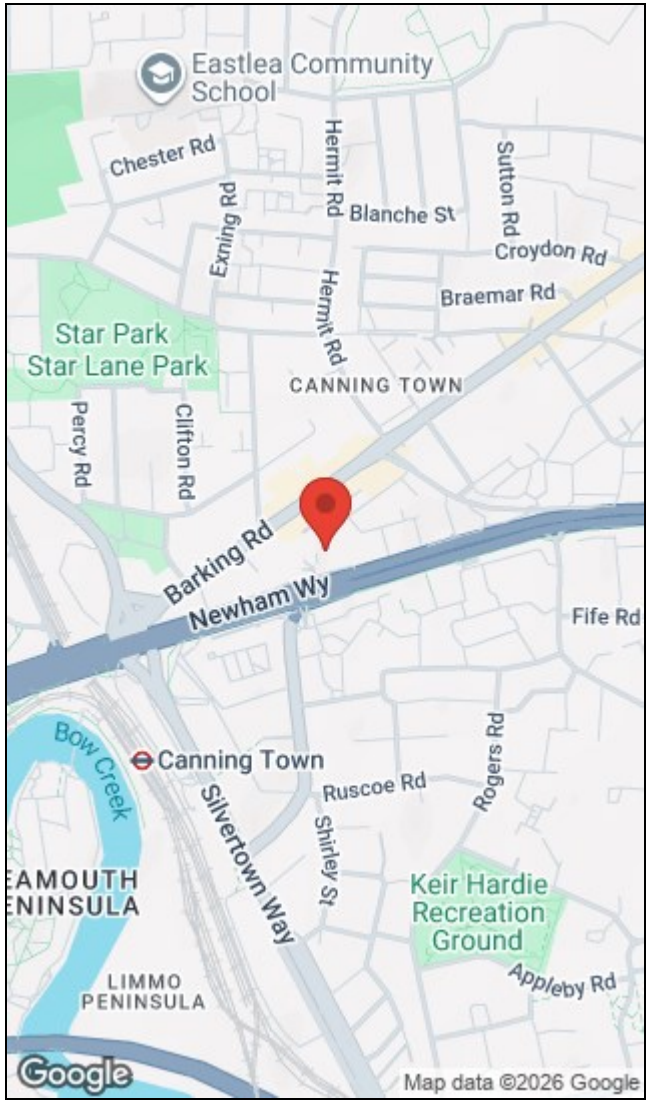


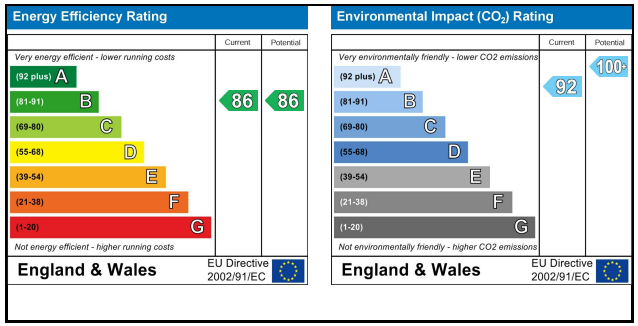


FOURTH FLOOR




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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