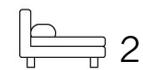




Living  
made  
better

Eddington Court  
Canning Town, E16 1GW



Asking Price £470,000

# Eddington Court, Canning Town, E16 1GW

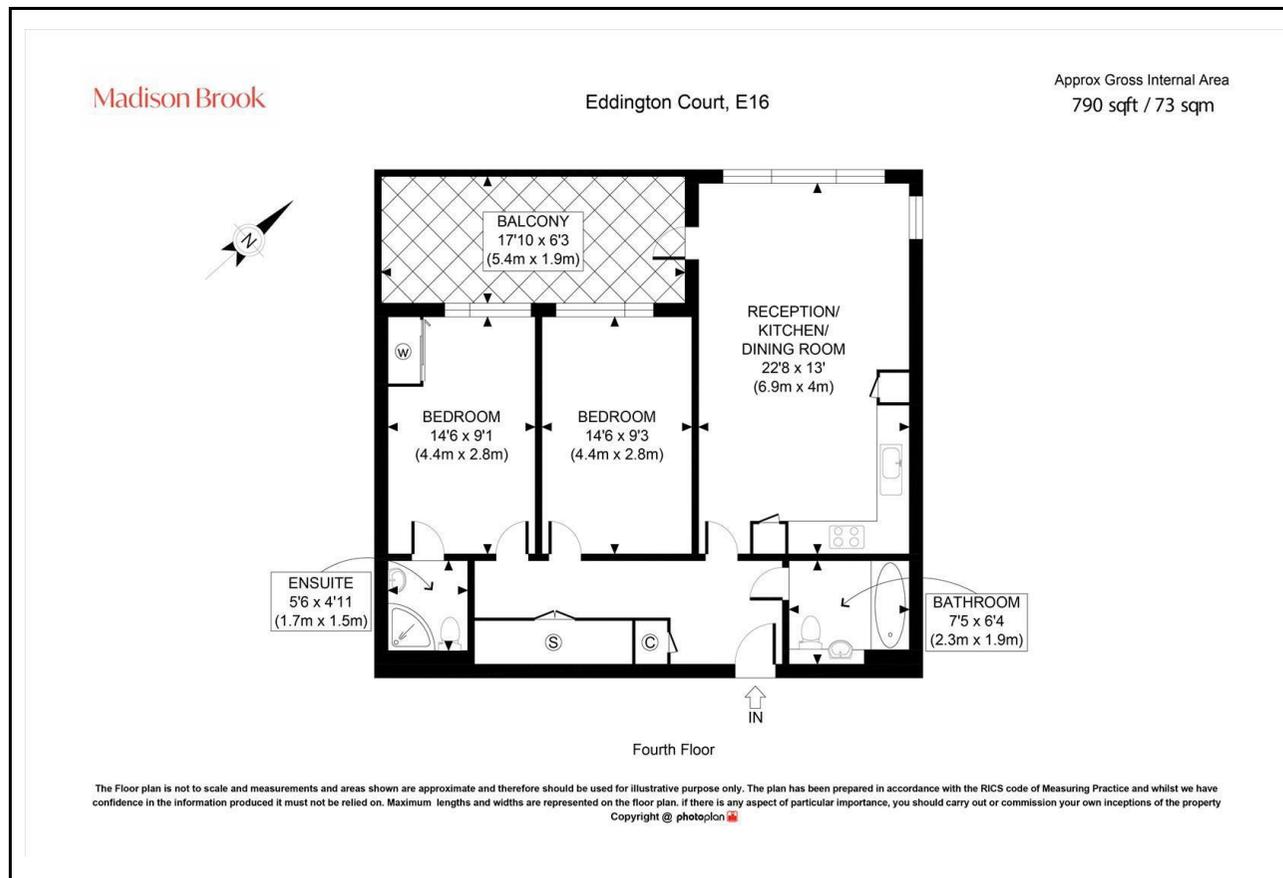
Madison Brook

## Property Summary

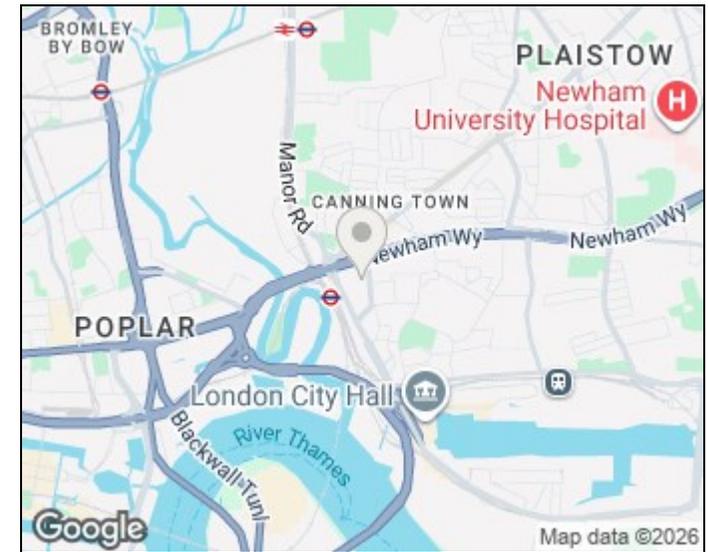
A well-presented two-bedroom apartment set on the fourth floor of Eddington Court, ideally positioned in the heart of Canning Town. Extending to approximately 790 sq.ft., the property offers a spacious open-plan reception/kitchen/dining room, two generous double bedrooms (one with en-suite), a modern family bathroom and a sizeable private balcony overlooking communal gardens. Located just moments from Canning Town Underground & DLR station, residents benefit from exceptional transport links alongside a wide range of local supermarkets, cafés and everyday amenities.

Service Charge: £4112.52 pa | Ground Rent: £500 pa | Lease Remaining: 113 years

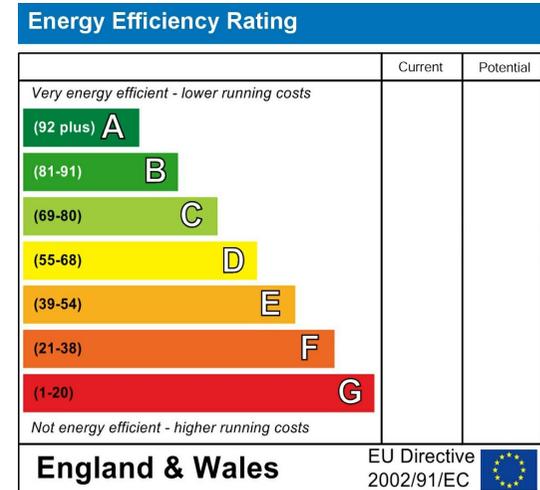
## Floorplan



## 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 firm's 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/>