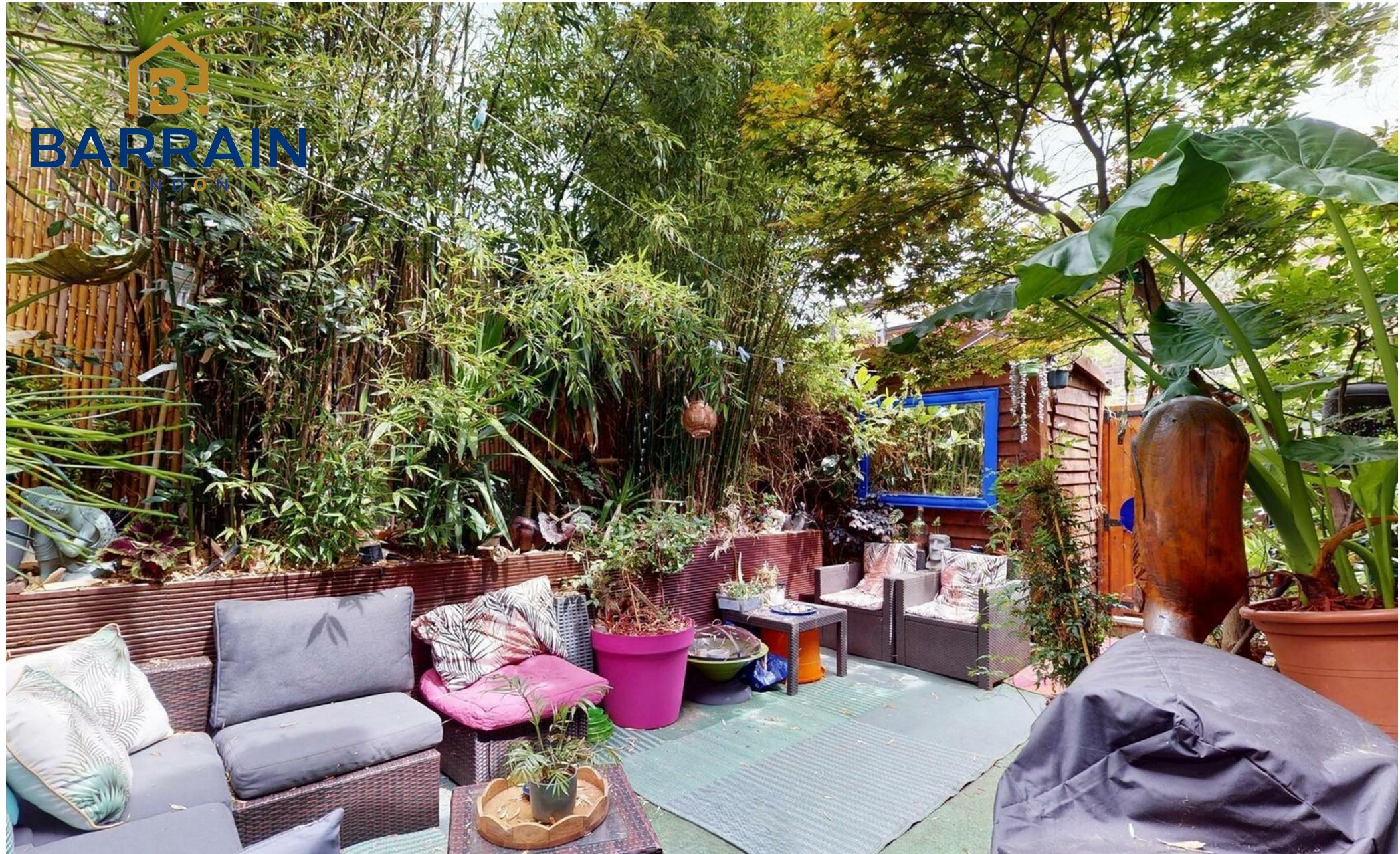




**BARRAIN**  
LONDON



Hoskins Close, London, E16 3RH

**£325,000**



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**£325,000**

Barrain London Estate Agents is very pleased to present to the market this secluded two bedroom maisonette less than 15 minutes walk to the Elizabeth Line at Custom House Station (and just 10 minutes walk to Prince Regent DLR)! Large double bedrooms, a big lounge, a full sized separate kitchen, a built-in bar and a private, fenced courtyard garden, make this a very spacious oasis a very attractive option for those looking for a home they can live, work, and entertain in.

Proximity to the DLR and Elizabeth Line place the Docklands, the East End, the West End and, indeed, greater London a few hops away. Commute to work in the City? 20 minutes! Shopping in Stratford? 15 minutes! Dining in Canary Wharf? 20 minutes! Show in the West End? 25 minutes! Even Heathrow Airport is less than an hour!

This maisonette is conveniently located close to ASDA, LIDL, and Tesco Extra! On-street permit parking on your door step is available for those who drive. with quick access to A13, A406, A12, and M25!

This is exceptional accommodation that should be of interest to first time buyers, commuters, as well as buy-to-let investors!

## Key Features

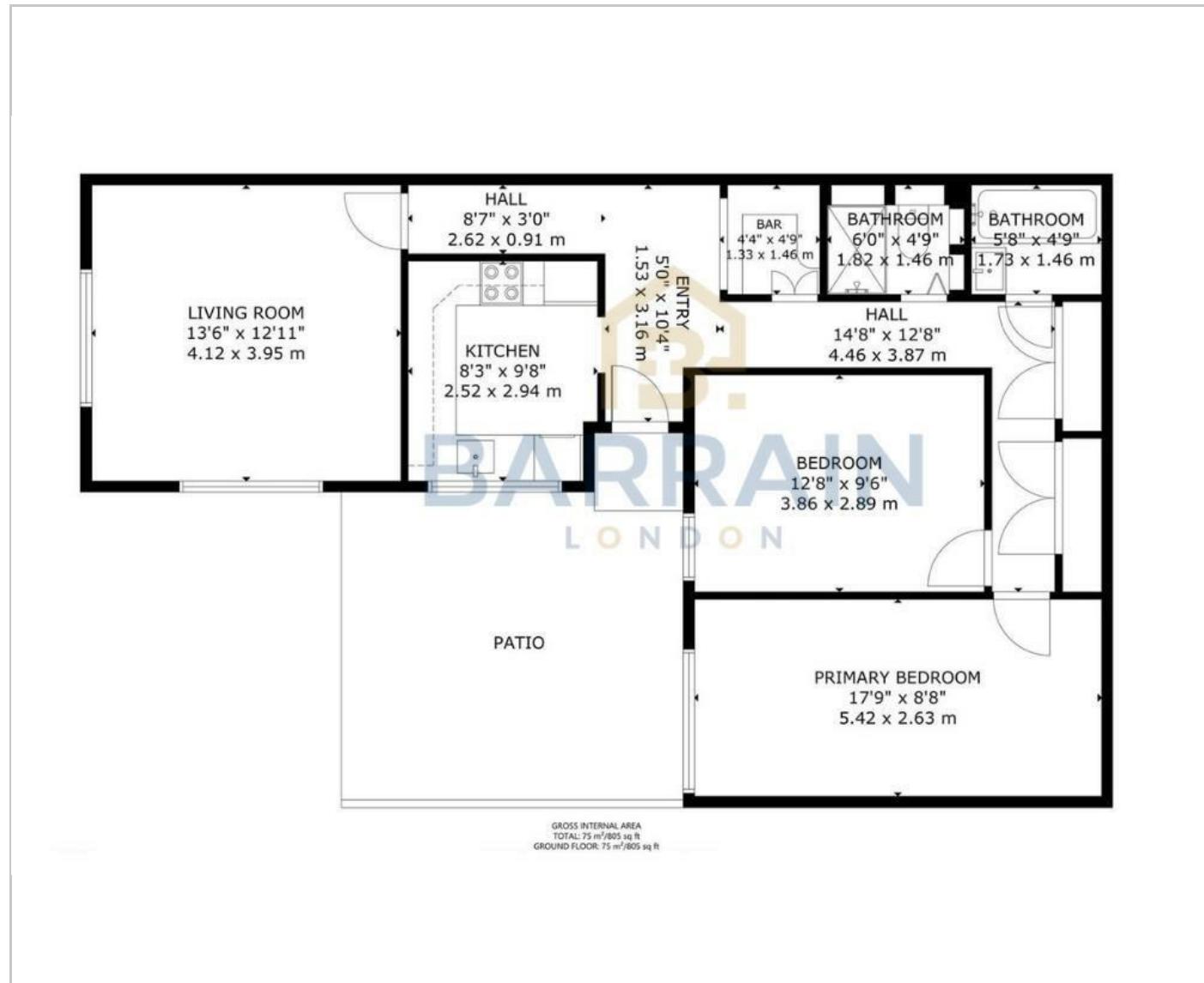
- Garden maisonette with 2 large double bedrooms with 2 bathrooms!
- Full-sized separate kitchen and large lounge!
- Tranquil, private, gated garden!
- 15 minute walk to Elizabeth Line at Custom House (10 minutes to Prince Regent DLR station)!
- Built-in bar!
- On-street permit parking outside your door!

## Situation

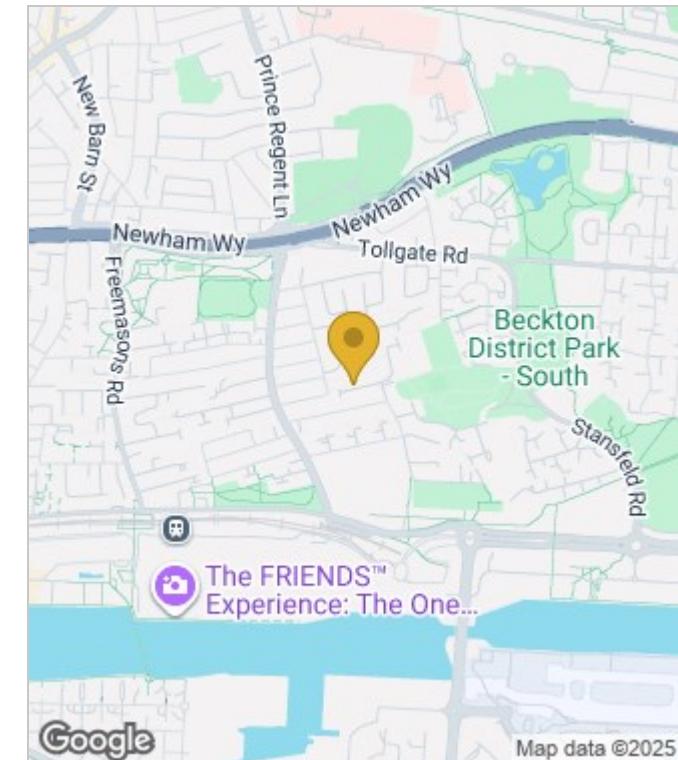
Council Tax Band: B



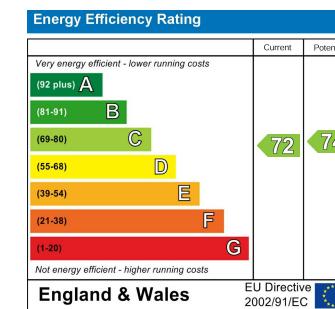
## Floor Plans



## Area Map



## Energy Performance 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.