



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Aberfeldy Street, London E14 0NL



Offers In Excess Of £325,000

This delightful top floor apartment, offers a perfect blend of comfort and modern living. Spanning over 700 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space. The property comes with an allocated parking space.

Upon entering, you are welcomed into a spacious open plan kitchen, living room that serves as a versatile area for relaxation and entertainment. The natural light that floods this space creates a warm and inviting atmosphere, perfect for both quiet evenings and lively gatherings with friends and family.

The house boasts one bathroom and an Ensuite to bedroom one, providing convenience and privacy for all occupants.

Located in a vibrant neighbourhood, residents will enjoy easy access to local amenities, parks, and excellent transport links, making commuting and exploring the city a breeze. The surrounding area is rich in culture and community spirit, offering a variety of shops, cafes, and recreational facilities.

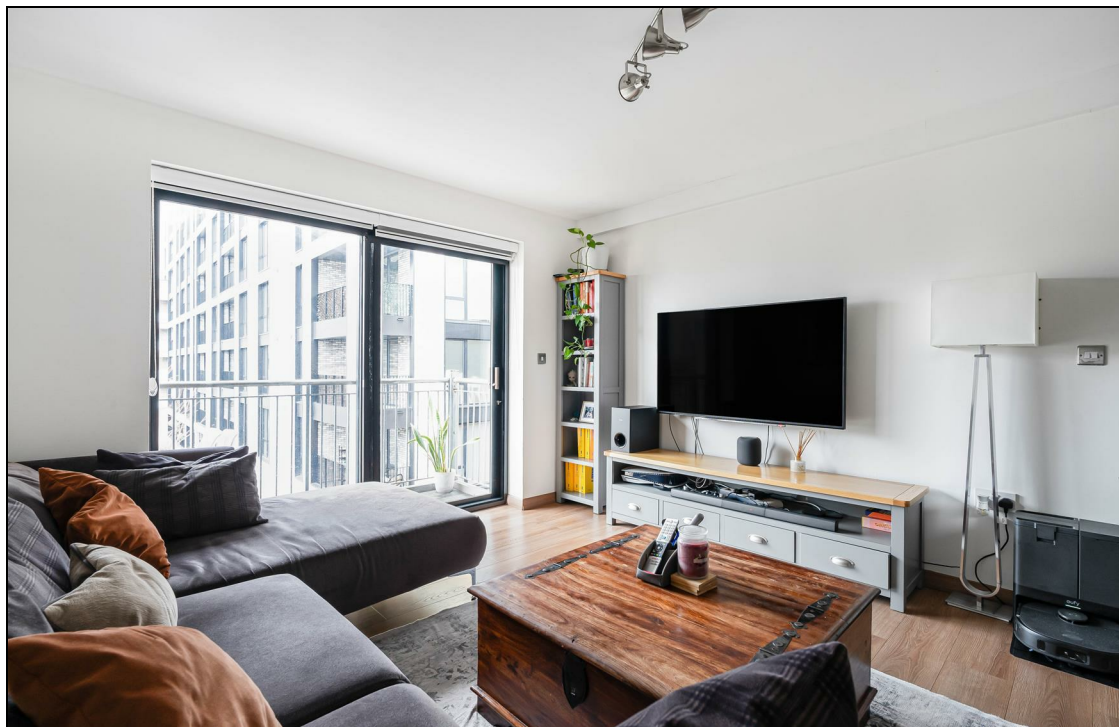
This property presents a wonderful opportunity for those looking to establish a home in one of London's sought-after locations. With its appealing features and prime location, this house is not to be missed.

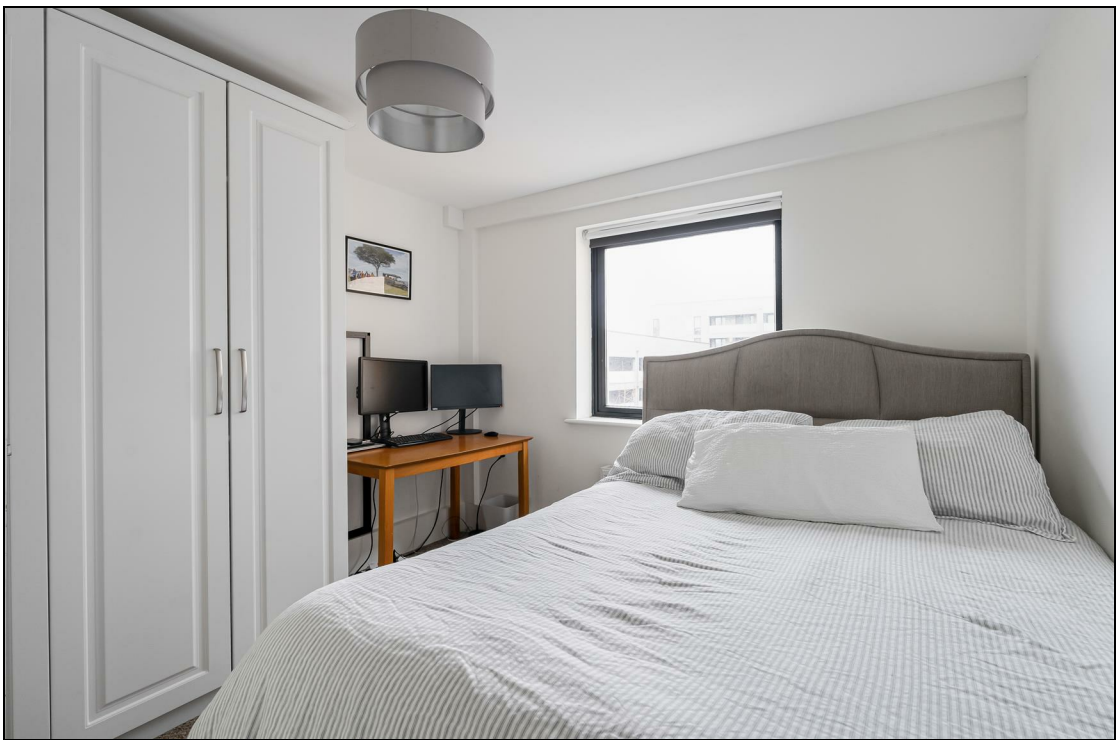


## KEY FEATURES

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/ Living Room
- Allocated Parking Space
- Private Balcony
- Over 900 Years Lease
- Ensuite to Bedroom

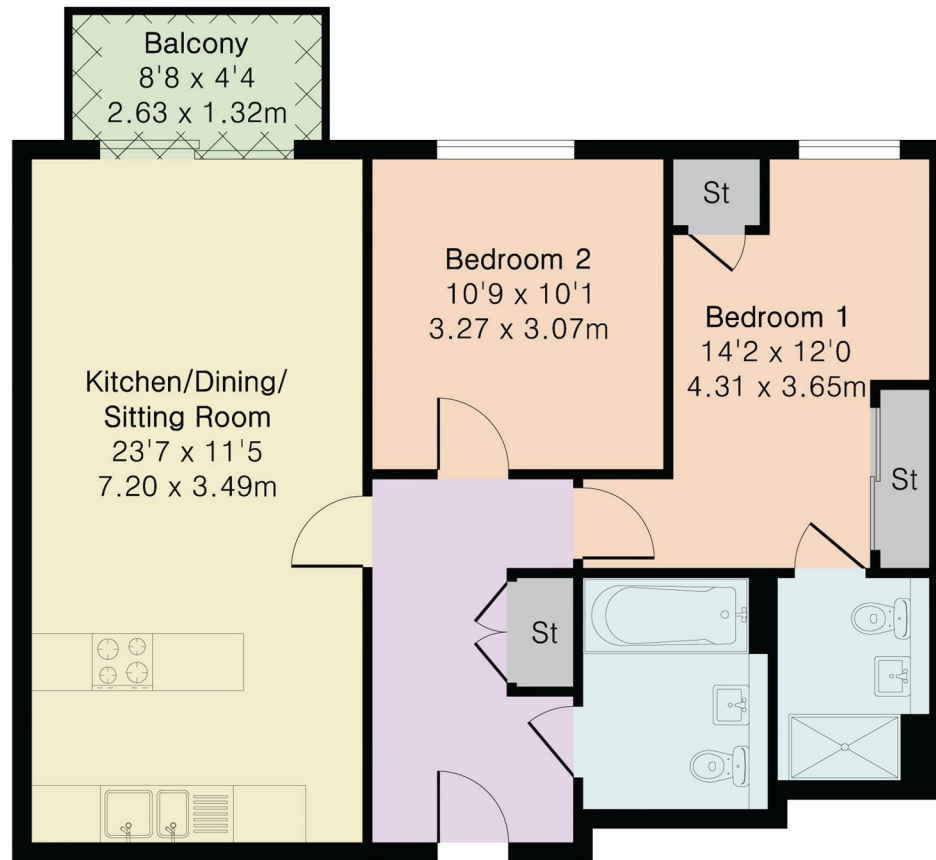




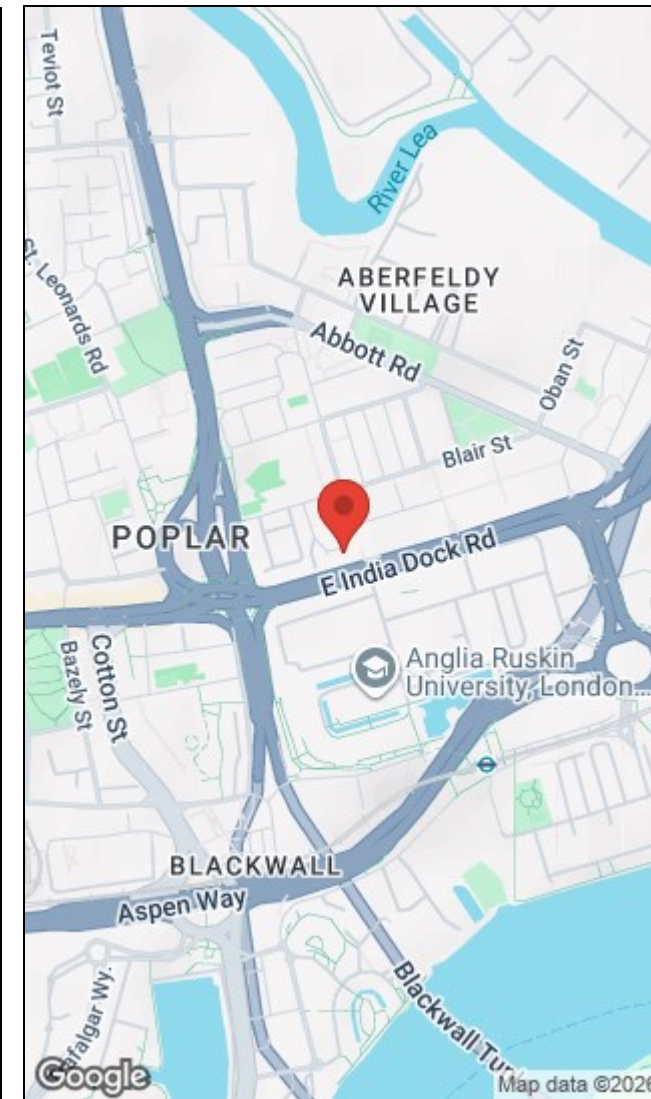




# Approximate Gross Internal Area 713 sq ft - 66 sq m



Third Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>76</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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