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3 2 1

# Minnie Baldock Street, London E16 1YE



Guide Price £525,000 - £575,000

Leasehold

Full Ownership

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.

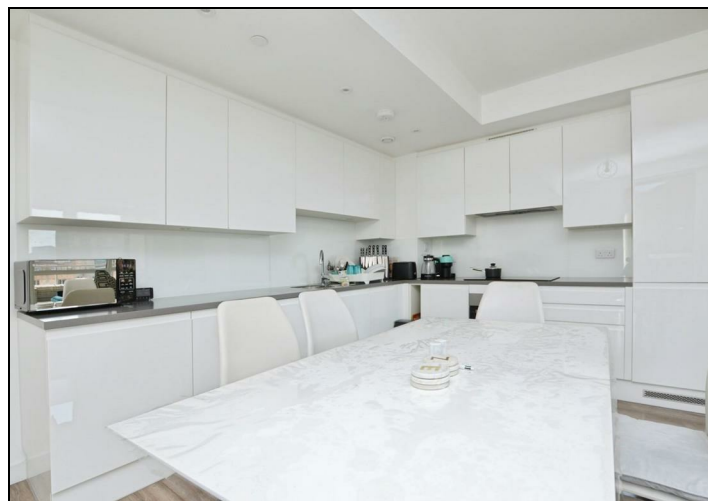
This flat is not just a home; it is a lifestyle choice that offers the perfect blend of comfort, convenience, and modern living.. This new build property, completed in 2018, is designed to meet the needs of contemporary lifestyles while providing ample space for comfort and relaxation.

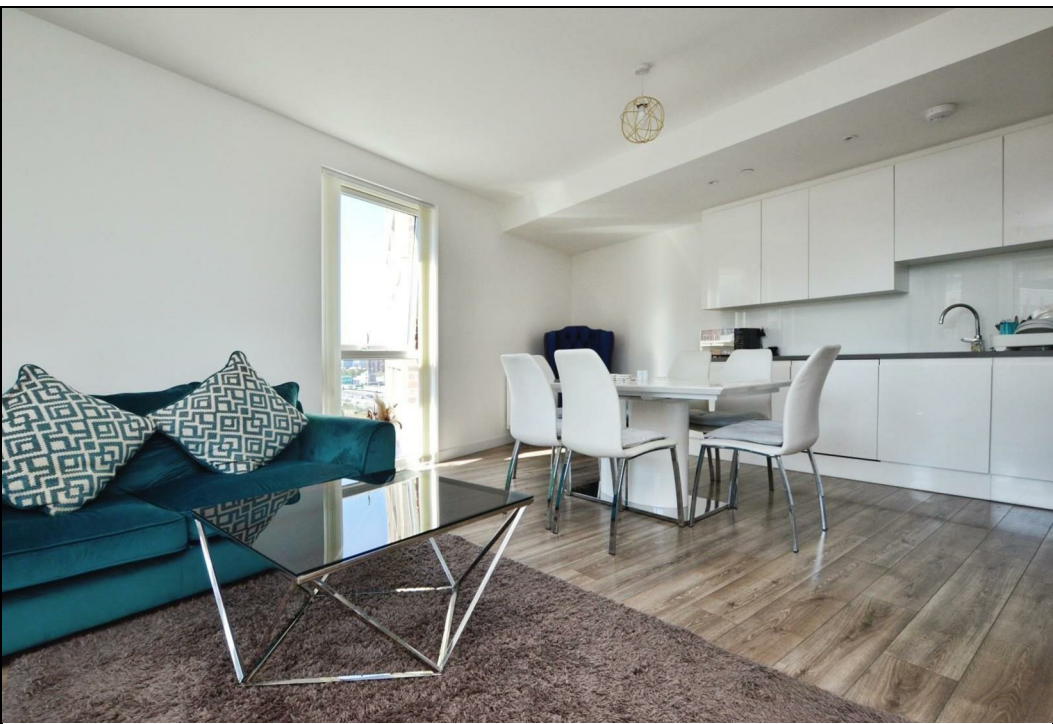
The flat features a welcoming and bright open plan living area, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, with added benefit of an En-suite to bedroom one. This residence is ideal for families or those seeking extra space for a home office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

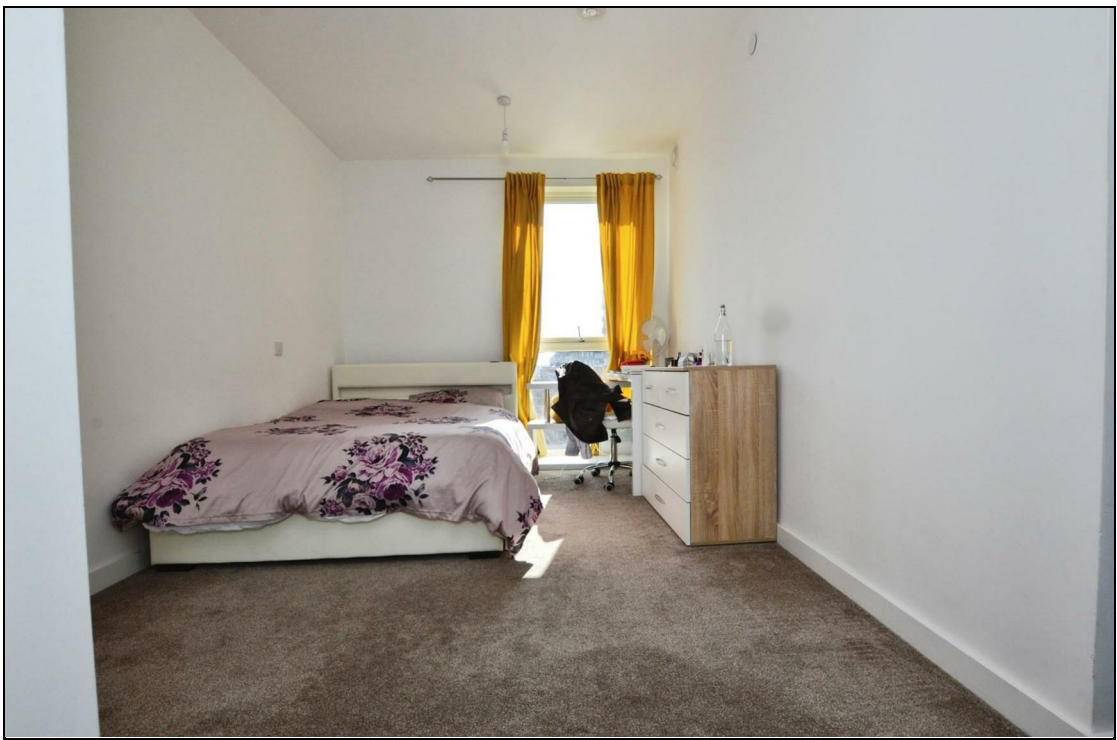
The property benefits from its modern construction, ensuring energy efficiency and contemporary finishes that appeal to discerning buyers. The layout is thoughtfully designed, providing a seamless flow between living spaces, making it easy to enjoy both social gatherings and peaceful moments.

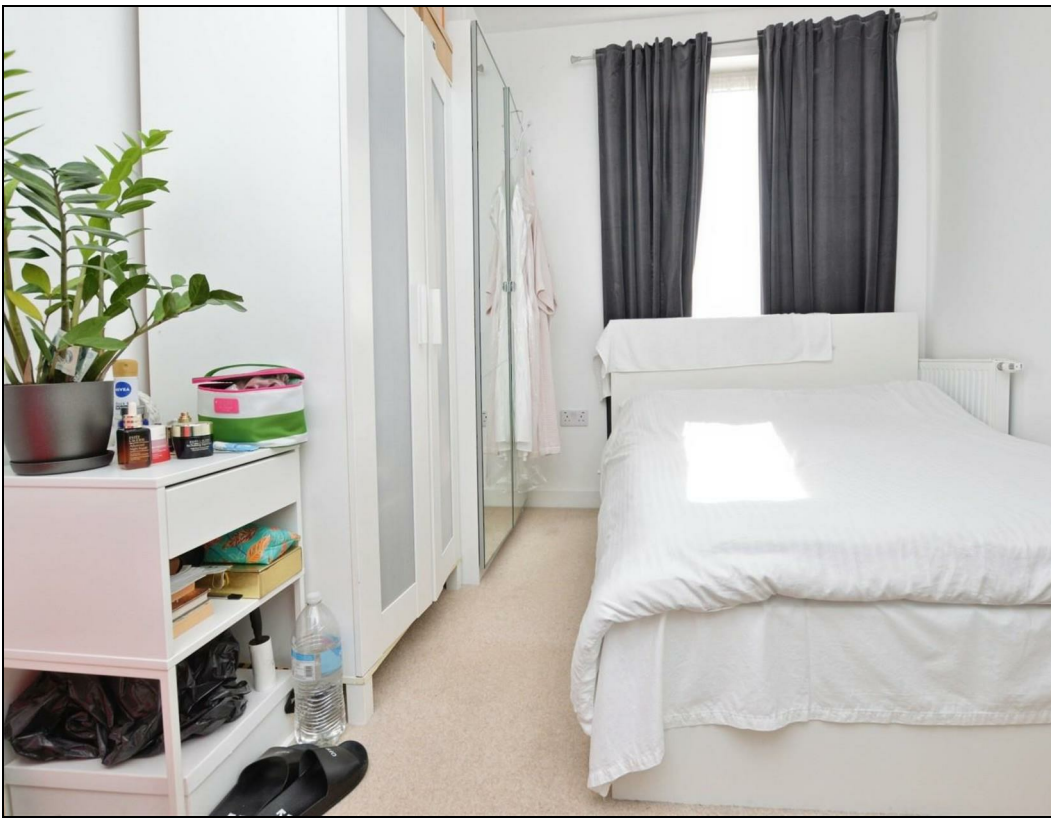
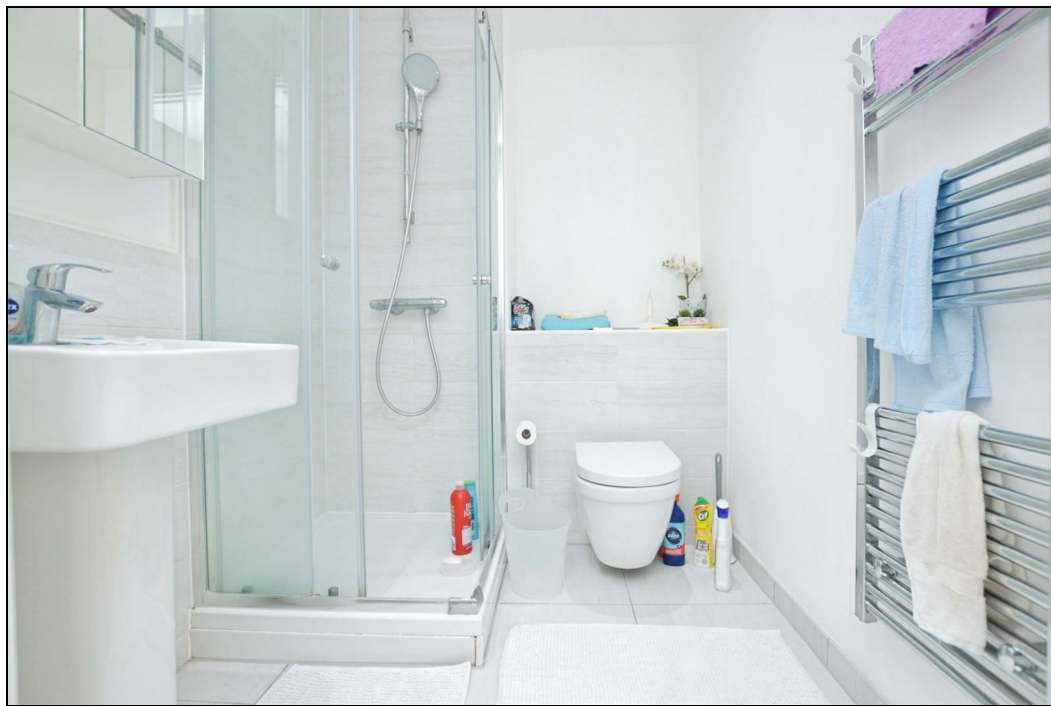
## KEY FEATURES

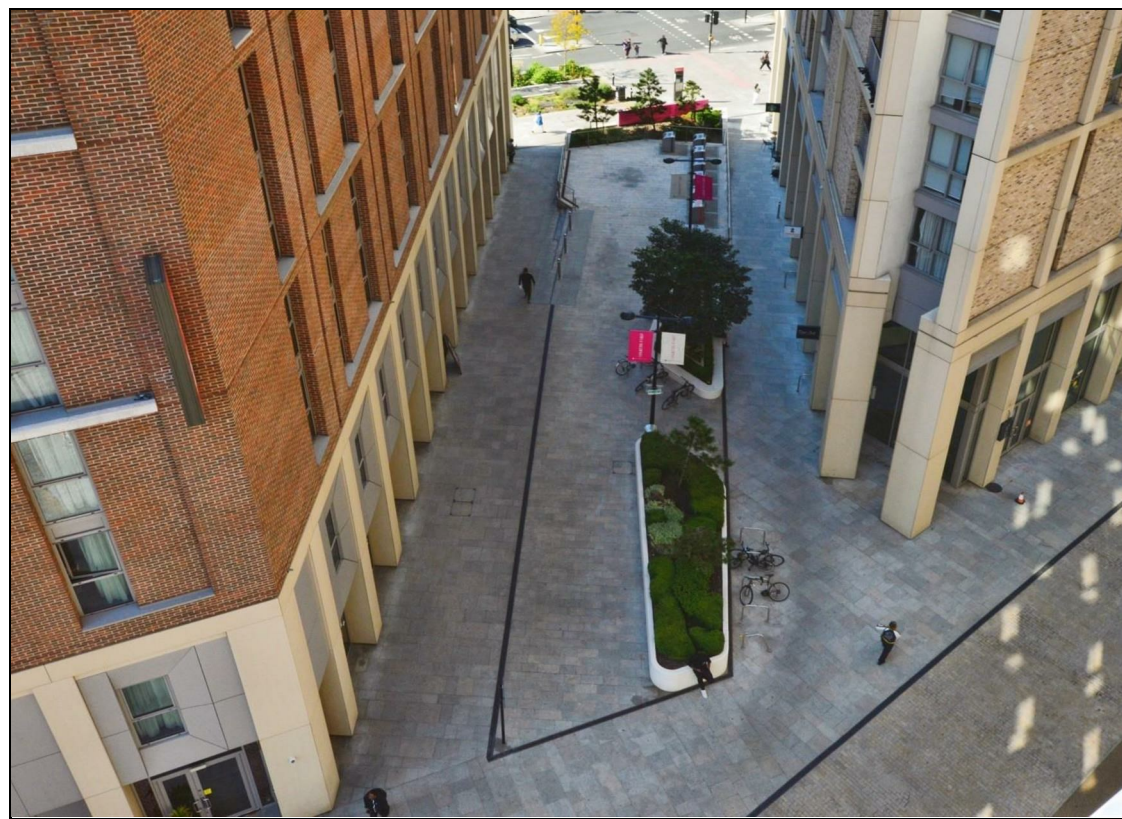
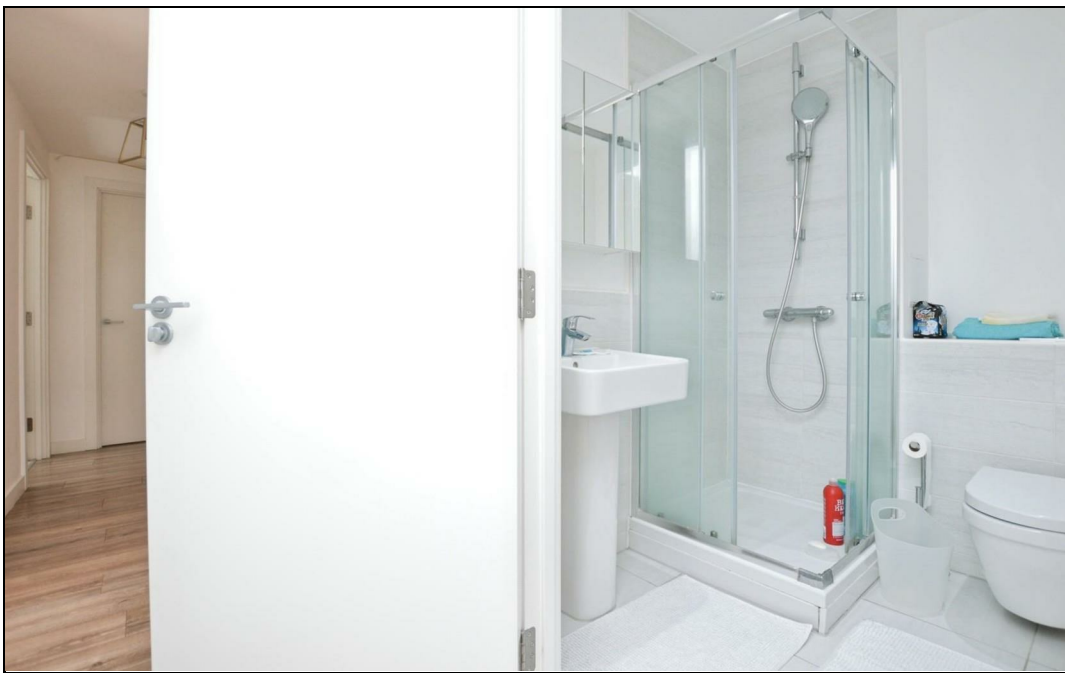
- THREE BEDROOMS
- EIGHTH FLOOR
- OPEN PLAN LIVING/ KITCHEN
- CANNING TOWN STATION
- CUSTOM HOUSE CROSSRAIL
  - ACCESS TO DLR
  - BALCONY
- COMMUNAL GARDENS
- PANARAMIC VIEWS







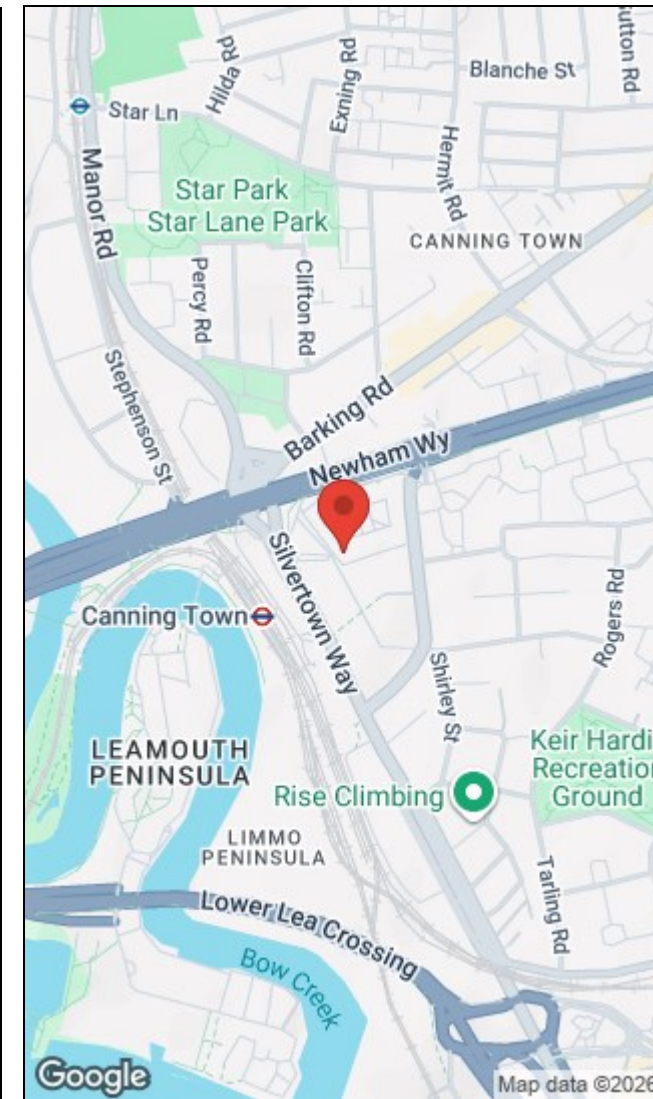




# EIGHTH FLOOR



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 Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
	85		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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