

Third Floor

Total Area: 72.1 m² ... 776 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/Reception Room
22'3" x 12'11"

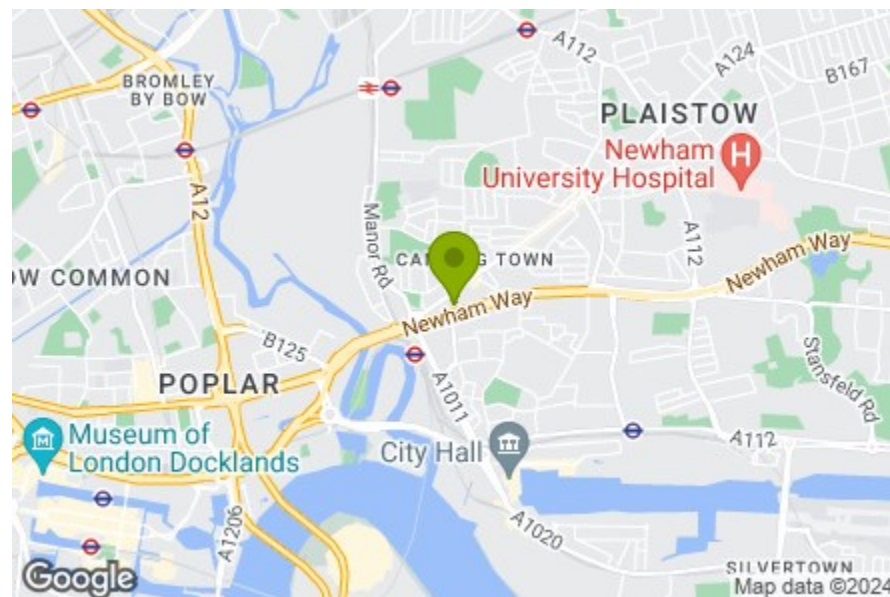
Bedroom
12'6" x 11'1"

Bedroom
16'5" x 9'4"

Ensuite

Bathroom
7'0" x 6'10"

Balcony
11'8" x 5'5"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BARKING ROAD, CANNING TOWN

Offers In Excess Of £425,000 Leasehold 2 Bed Apartment



Features:

- Two Double Bedrooms
- Close to Canning Town Station
- Ensuite to Master Bedroom
- Balcony
- Good Decorative Order
- Roof Garden
- Bike Storage

This bright and contemporary two double-bedroom, two-bathroom apartment is situated on the third floor of a modern block, close to Canning Town, a short distance from the regenerated Docklands and within easy reach of Central London.

As well as the private balcony, communal roof garden and bike storage, the apartment interior has many perks, including ample storage, high spec appliances, smart fittings and immaculate decor.

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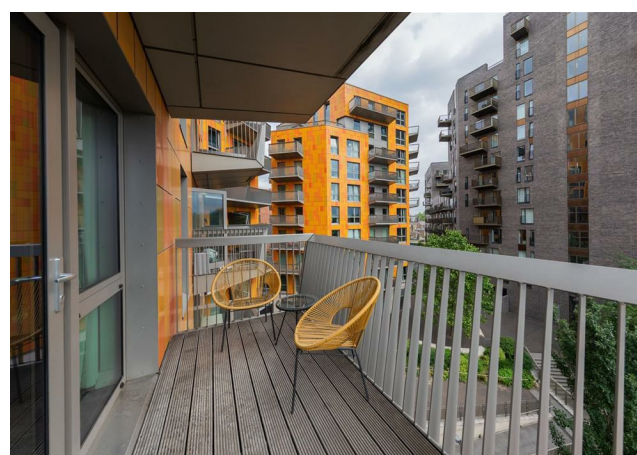
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IF YOU LIVED HERE...

Spread out over 776 square feet, this is a home you can enjoy from the day you move in. The decor is smart and neutral throughout, so you can effortlessly add your own touches, or simply enjoy the minimalism.

The open plan reception/kitchen is full of natural light thanks to the generous balcony doors. The kitchen area is sleek and modern, with smart units and integrated appliances. Both bedrooms are doubles, and the master has its own spotless ensuite complete with a walk-in shower. There's another modern bathroom off the spacious hallway, this time with an over-tub shower. There's plenty of storage space throughout, including convenient built-in cupboards in the hallway.

The fact that you're on the third floor means you benefit from certain energy efficiencies, too. Talking of being at height, you'll love relaxing on your balcony, or pop up to the communal roof garden and enjoy the views of the city.

As for beyond, this is a fantastic spot near Canning Town station, with easy access to the entire capital. The nearby Docklands area has had a lot of regeneration put in during recent years, with City Hall now based just a mile from your home. The Excel centre and Royal Victoria Dock just beyond, as well as many top rated amenities.

Canning Town station is served by the Jubilee line and DLR, as well as being served by local buses. You can even add boats and planes into the transport mix!

WHAT ELSE?

-Stroll just twenty minutes to IFS Cloud Royal Docks and you can get the Emirates Cable Car across the Thames to Greenwich - perfect for trips to the O2.

-Not only are you well connected to the rest of London, but City Airport is a mere 15 minute ride away on the DLR.

-Star Lane Park is your nearest green space, and you'll find many conveniences in the nearby area, such as supermarkets.



A WORD FROM THE OWNER...

"We were the first people to move into our flat and have had an amazing eight years here where the area has undergone significant local investment. We enjoy walks to Victoria docks and Thames Barrier Park and benefit from the brilliant access to the City, London Bridge, the O2 and Canary Wharf through the Jubilee and DLR lines. The flat is very spacious and has been a fantastic home for us to entertain friends and family over the years."

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