



Docklands  
Residential



## 22 Giralda Close

, London, E16 3SZ

**£600 Per week**

Nestled in the tranquil cul-de-sac of Giralda Close, London, this charming end-terrace house offers a delightful blend of comfort and modern living. Spanning an impressive 926 square feet, the property has been newly refurbished to a high standard, ensuring a fresh and inviting atmosphere throughout.

The residence boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The single bathroom is thoughtfully designed, providing both functionality and style. The heart of the home is undoubtedly the large kitchen, which is perfect for culinary enthusiasts and social gatherings alike.

The reception room is a welcoming space, perfect for relaxation or entertaining guests. The property comes furnished, allowing for a seamless transition into your new home. Additionally, the convenience of parking adds to the appeal, making daily life that much easier.

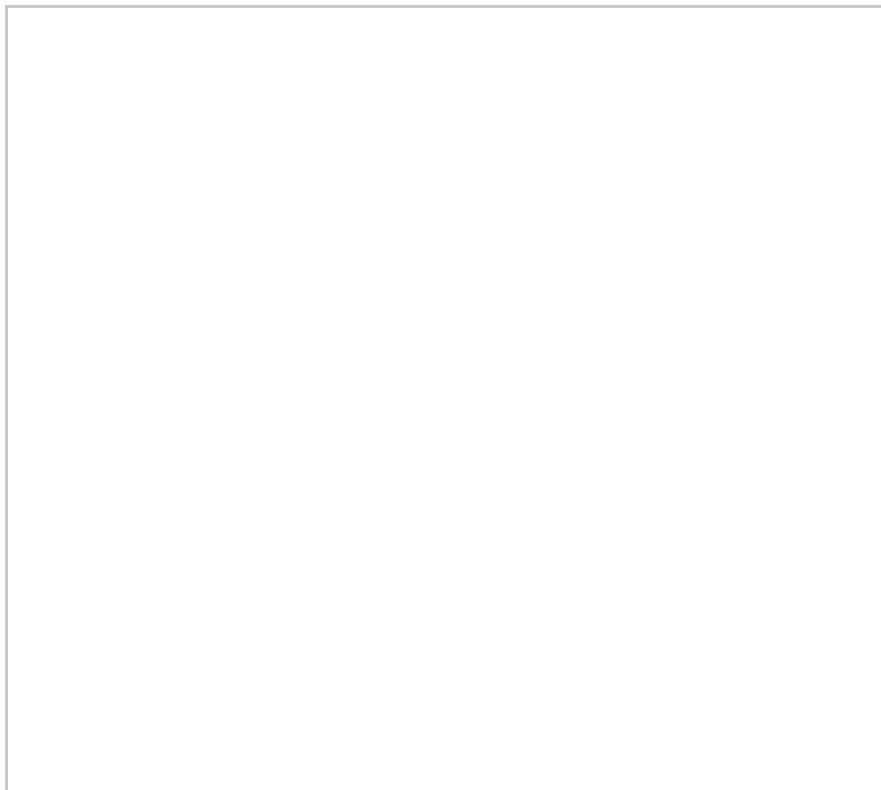
Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, enhancing the overall lifestyle this property offers. With its blend of modern comforts and a prime location, this end-terrace house on Giralda Close is a wonderful opportunity for those looking to settle in a vibrant part of London. Don't miss the chance to make this lovely house your new home.

### Viewing

Please contact us on 0203 8415697 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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