



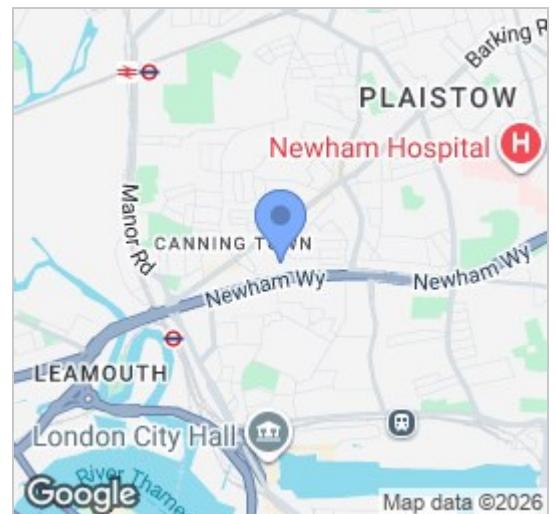
17a Chandler Avenue  
, London, E16 4AA  
£1,950



## Floor Plan



## Area Map

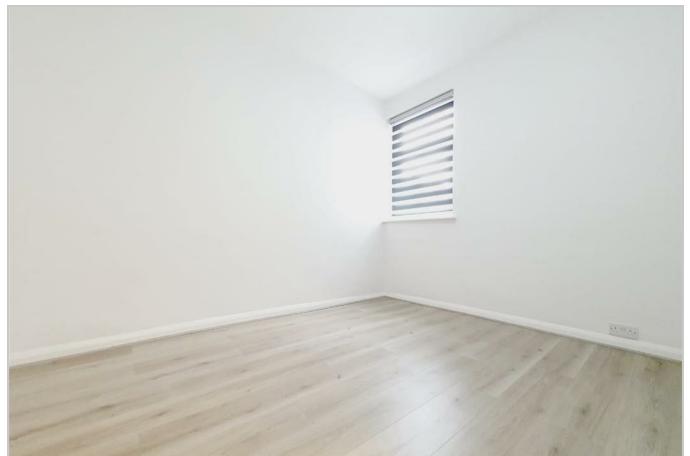


## Energy Efficiency Graph

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Viewing

Please contact our Sunshine Estates Office on 020 8066 5055 if you wish to arrange a viewing appointment for this property or require further information.



Sunshine Estates is delighted to present large two bedroom flat in the heart of Canning Town.

This flat has a large kitchen and separate reception area, two spacious bedrooms, a modernised bathroom and a private garden.

This well-positioned property benefits from superb transport links, with Canning Town station, Royal Victoria DLR and Star Lane all within a short 5-10 minute drive, offering seamless access to Canary Wharf, Stratford and Central London via the Jubilee, DLR and Elizabeth Line services. Residents will enjoy proximity to a variety of green spaces, including Canning Town Recreation Ground and Hermit Road Recreation Ground for everyday leisure, as well as the scenic Thames Barrier Park and Bow Creek Ecology Park just a short journey away. For healthcare needs, Newham University Hospital in nearby Plaistow is easily accessible, ensuring essential services are close to home.

Inside and out, this property offers comfortable living space in a vibrant East London neighbourhood, combining practical urban convenience with access to local amenities, schools, and community facilities.

Contact Sunshine Estates today to arrange a viewing and secure this lovely new home!



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.