

Maud Street, London, E16 1YU

This is a very well presented two double apartment located on the fourth floor of this popular development.

The apartment can be found on the 4th floor and offers a modern fitted kitchen to include integrated appliances, an open-plan lounge giving access to a good-sized private balcony, en-suite to the main bedroom as well as a fitted wardrobe, a spacious family bathroom with a vanity unit.

This apartment is offered for sale with no onward chain.

- TWO DOUBLE BEDROOM
- TWO BATHROOM
- PRIVATE BALCONY
- MODERN FITTED KITCHEN
- WITHIN WALKING DISTANCE OF CANNING TOWN STATION OFFERING BOTH JUBILEE AND DLR LINE
- REMAINING LEASE 137 YEARS
- GROUND RENT £350.00pa
- NEWHAM COUNCIL
- COUNCIL TAX BAND C

£440,000 Leasehold

Lounge/Kitchen

25'2 x 10'7 (7.67m x 3.23m)

Lounge Area

Double glazed floor to ceiling window to front, door to a spacious balcony, electric radiators, laminated flooring

Kitchen Area

Inset sink with mixer tap, electric hobs with slide out extractor fan, Bosch hobs, larder type Bosch oven, micro wave, integrated dishwasher, fridge/freezer a range of modern wall and base unit, laminated flooring

Bedroom one

14'1 x 9'3 (4.29m x 2.82m)

Double glazed windows to rear, electric radiator, glass fronted fitted wardrobe, fitted carpet, door to en-suite, Fitted carpet.

En-suite

Vanity enclosed wash hand basin, low level W/C, shower cubical, tiled flooring

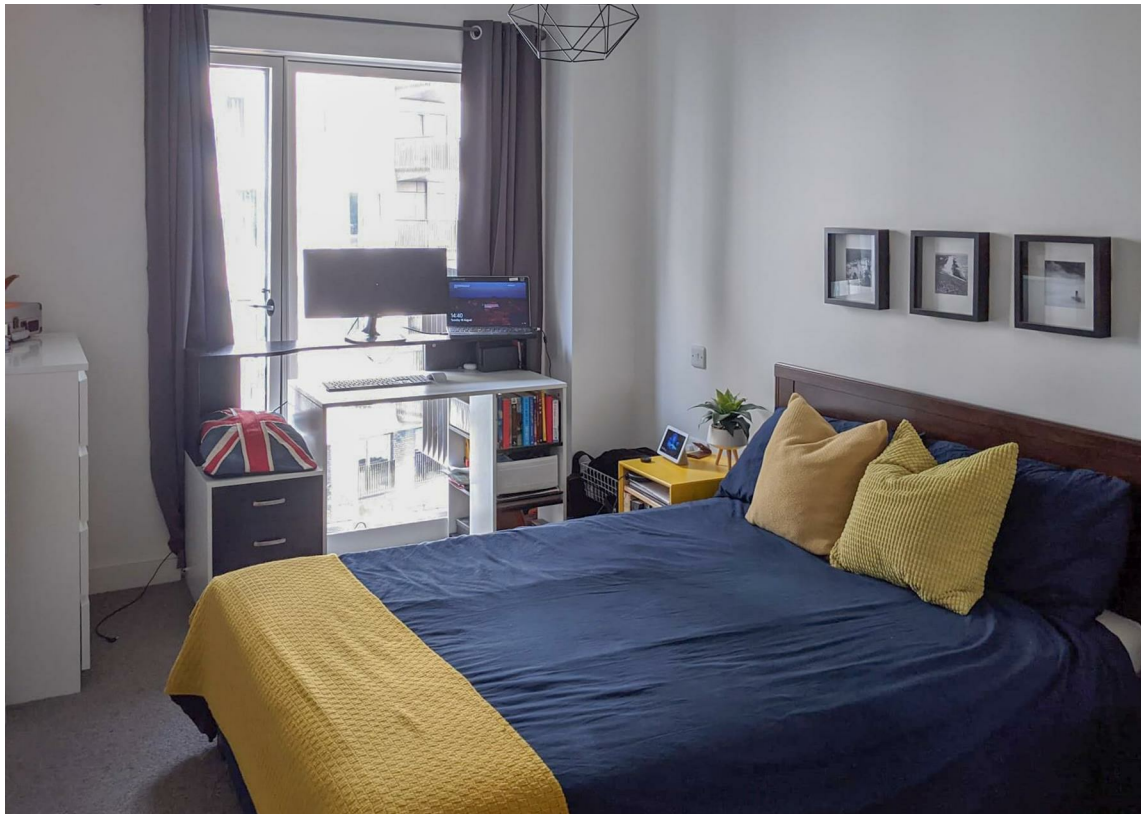
Bedroom Two

14'5 x 9'1 (4.39m x 2.77m)

Double glazed window to rear, floor to ceiling windows, electric radiator, fitted carpet

L/Shape Hallway

Via hardwood door, video entryphone, storage cupboard housing washing machine, laminated flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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