

Maud Street, London, E16 1YU

Nestled in the vibrant area of Canning Town, London, this beautifully presented two-bedroom apartment on Maud Street is an exceptional find. Situated on the fourth floor of a popular development, this residence boasts a modern and stylish design that is sure to impress.

Upon entering, you are greeted by an inviting open-plan lounge that seamlessly connects to a well-equipped kitchen, complete with integrated appliances. This layout not only enhances the sense of space but also makes it perfect for entertaining guests or enjoying a quiet evening at home. The lounge opens up to a generously sized private balcony, providing a delightful outdoor space to relax and unwind.

The apartment features two spacious double bedrooms, with the main bedroom benefiting from an en-suite bathroom and a fitted wardrobe, ensuring ample storage and convenience. The family bathroom is equally impressive, featuring a contemporary vanity unit that adds a touch of elegance.

Offered for sale with no onward chain, this apartment presents a fantastic opportunity for both first-time buyers and investors alike. With its modern amenities and prime location, it is an ideal choice for those seeking a comfortable and stylish living space in London. Don't miss the chance to make this lovely apartment your new home.

- 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

£400,000 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

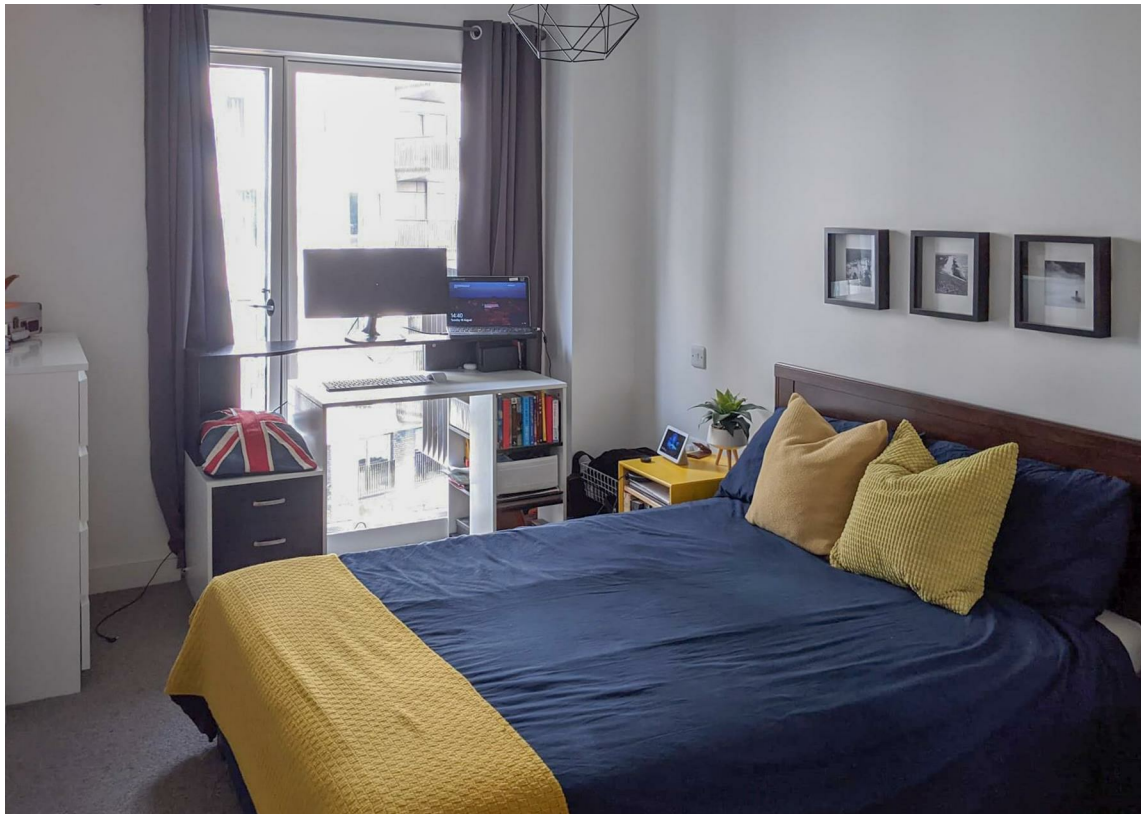
Bedroom Two

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			
(81-91) B		86	86
(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	

202 Jamaica Road, London, SE16 4RT

T: 0207 232 2222 | F: 020 7232 2112

E: sales@oppida.com

www.oppida.com