



## Maud Street, London, E16 1YU

### £400,000 Leasehold



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.

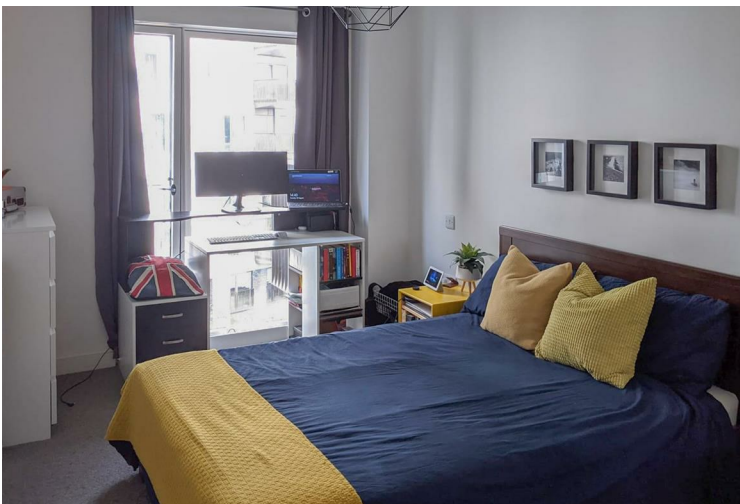
- TWO DOUBLE BEDROOM
- TWO BATHROOM
- PRIVATE BALCONY
- MODERN FITTED KITCHEN
- WITHIN WALKING DISTANCE OF CANNING TOWN STATION OFFERING BOTH JUBILEE AND DLR LINE
- REMAINING LEASE 137 YEARS
- GROUND RENT £350.00pa
- NEWHAM COUNCIL
- COUNCIL TAX BAND C

### Viewing

Please contact our Oppida Estates Ltd Office on 0207 232 2222 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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