



Minnie Baldock Street, Canning Town, E16

Asking Price: £425,000

Benham
& Reeves

Minnie Baldock Street, Canning Town, E16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the 6th floor of a recently developed building, this contemporary 1 bedroom apartment is conveniently located above a Morrisons supermarket and adjacent to a bustling Asian market, providing easy access to daily essentials.

Boasting a generous 561 sq. ft. layout, the apartment features ample natural light and serene garden views from its private south-west facing balcony. The flat is offered in excellent decorative order with quality kitchen equipment, wooden flooring, and secure gated parking.

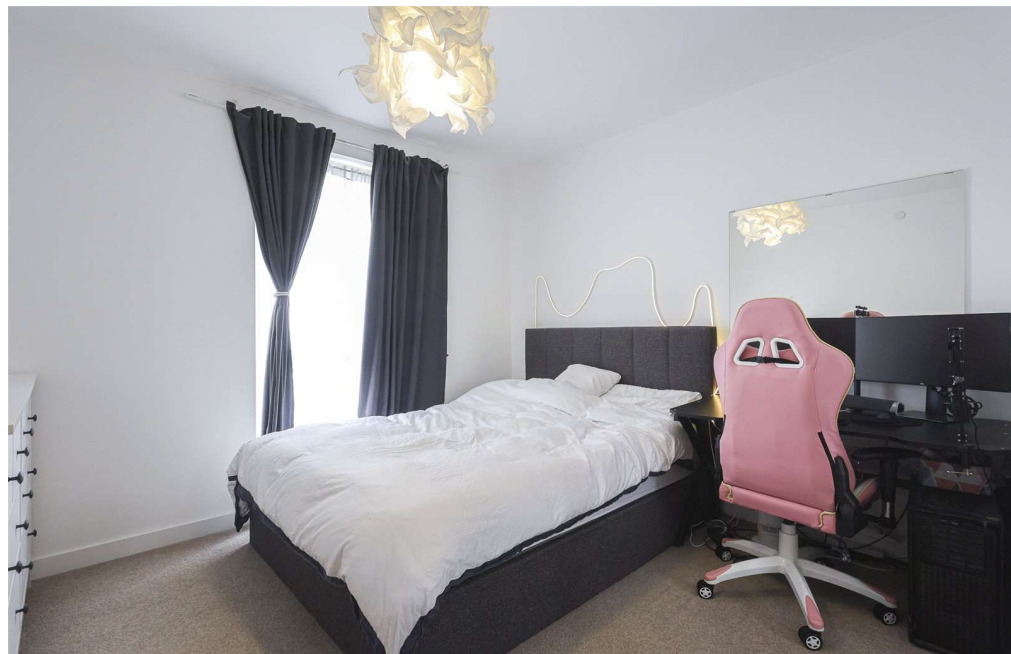
Just a brief stroll away from Canning Town station (Zone 2/3), boasting convenient access to both the Jubilee line and DLR. With the Jubilee line, Canary Wharf is merely a five minute ride away. This property offers a prime location for city living with excellent transport links.

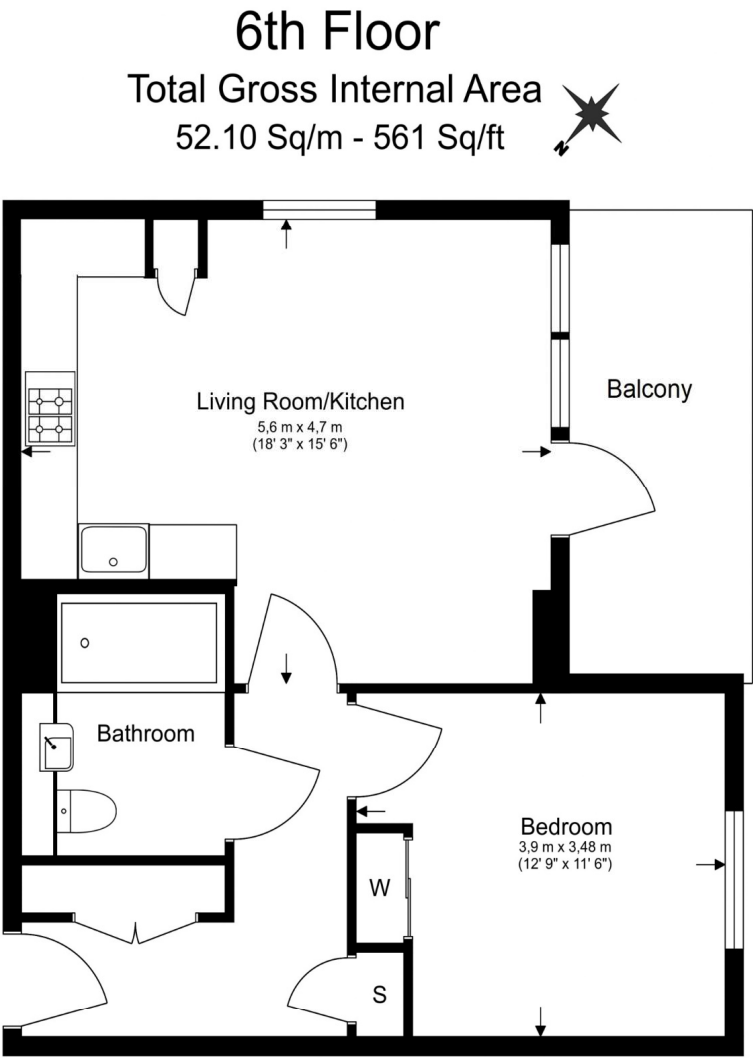
Residents can enjoy the convenience of a lift and communal gardens. This well maintained property offers a blend of modern comfort and style, making it an ideal choice for those seeking a peaceful yet well connected living space.

- One Bedroom
- One Bathroom
- Gated Carpark
- Garden View
- Close to Station
- Private Balcony



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£425,000
Tenure:	Leasehold Expires 01/10/2142 Approximately 118 Years Remaining
Ground Rent:	£500.00 (per annum) 2024
Service Charge:	£3,264.00 approx. (per annum) 2024

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240061

T: 020 8036 3200
E: canarywharf.sales@benhams.com
W: www.benhams.com

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