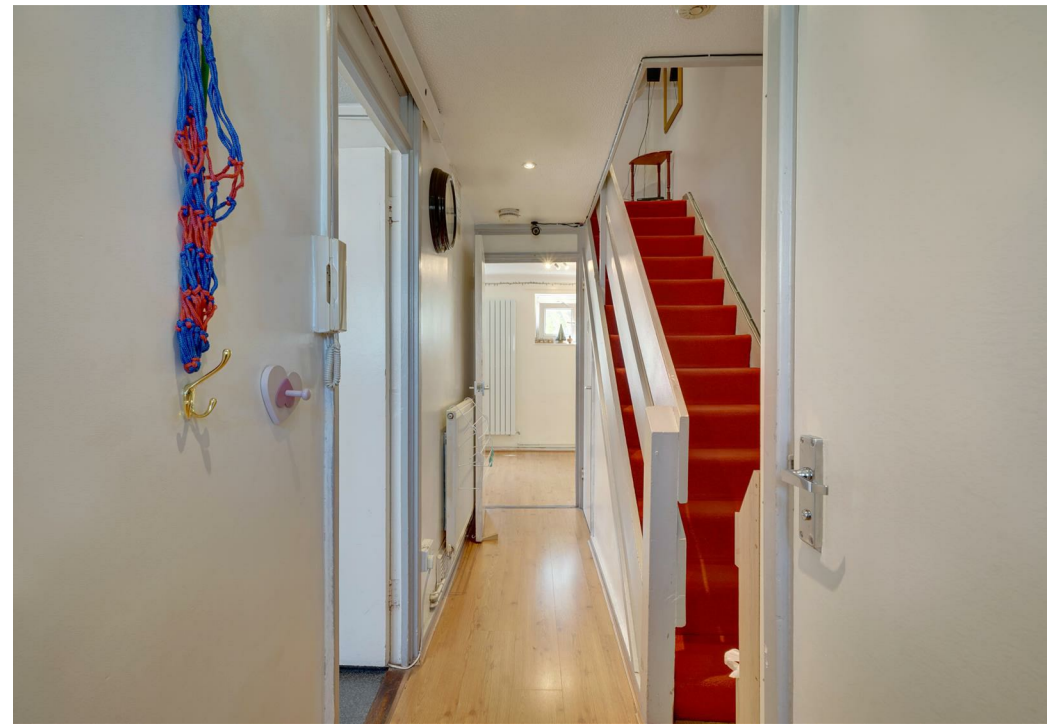
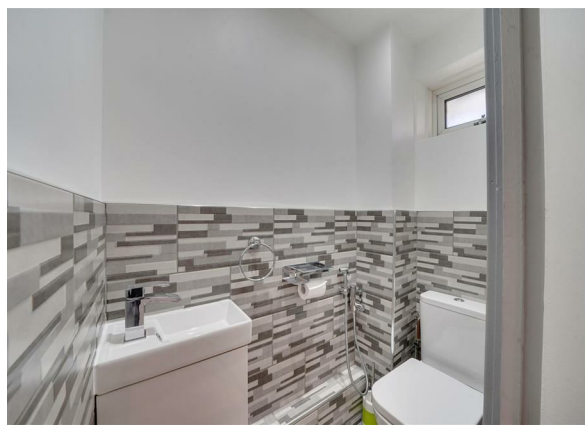


16 Cundy Road, London, E16 3DL
Offers in excess of £290,000

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PINDROP PROPERTY



16 Cundy Road, London, E16 3DL
Offers in excess of £290,000
Council Tax Band: B

Chain Free, this spacious and well-laid-out two-bedroom split-level flat provides an excellent opportunity for first-time buyers and investors alike. Arranged over two floors, the property offers a real sense of separation between living and sleeping space, making it feel more like a house than a typical flat.

The lower level comprises a bright and airy reception room, perfect for both relaxing and entertaining, alongside a separate fitted kitchen and the added convenience of a ground floor WC. Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom, offering comfortable and practical living for a range of buyers.

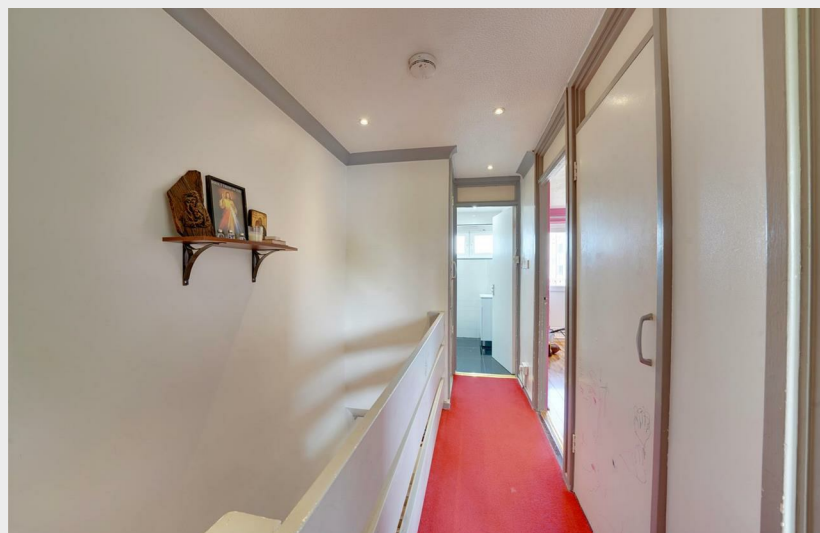
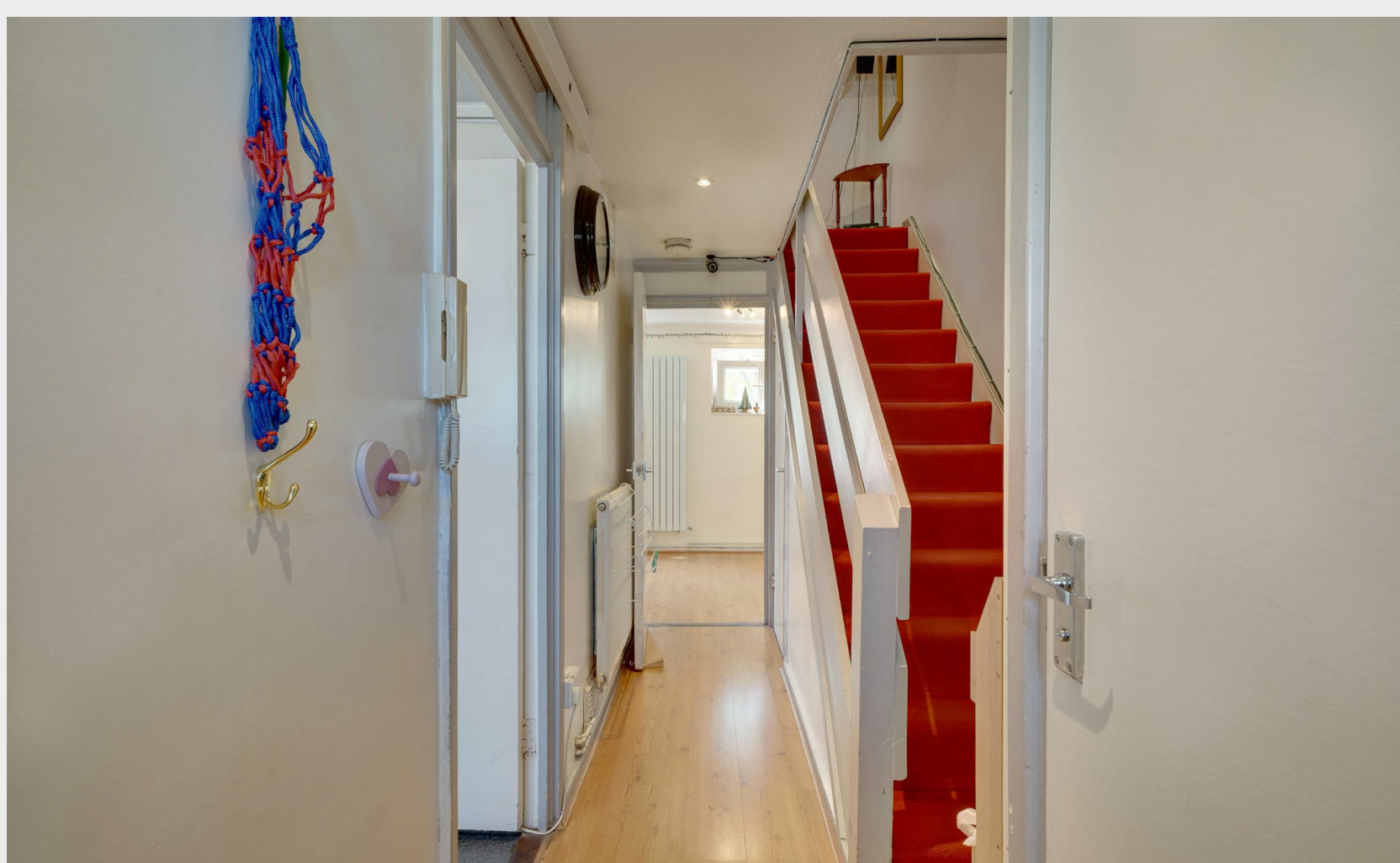
A key feature of the property is access to a communal balcony, providing valuable outdoor space. The flat also benefits from good natural light throughout and ample storage.

Ideally located, the property is perfectly positioned for commuters, with Custom House Station (Elizabeth Line and DLR) and Prince Regent DLR Station both within easy reach, providing swift access into Canary Wharf, Stratford, Liverpool Street and the City. For those travelling by road, the A13 and A406 are also easily accessible.

The area offers a wide range of local amenities including shops, supermarkets, cafés and restaurants, while Westfield Stratford City is just a short journey away, offering extensive retail and leisure options. Families will also appreciate the selection of well-regarded local schools nearby, along with green open spaces such as Cundy Park and the Royal Docks, ideal for walking, cycling and leisure activities.

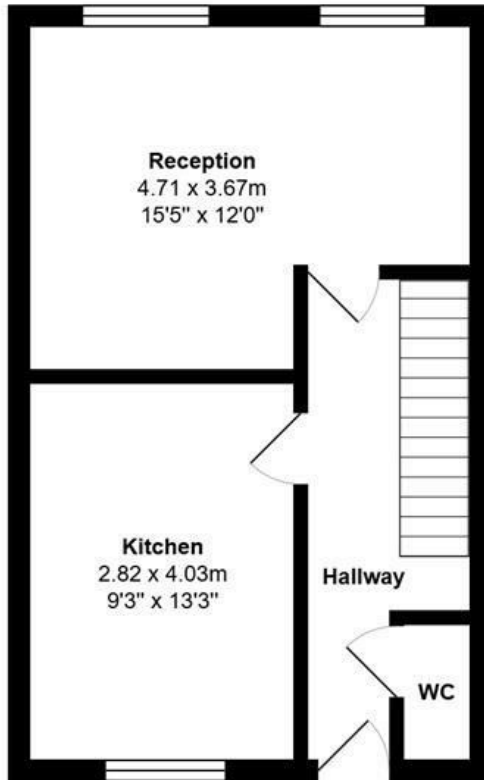
Early viewing is highly recommended to fully appreciate what this property has to offer.



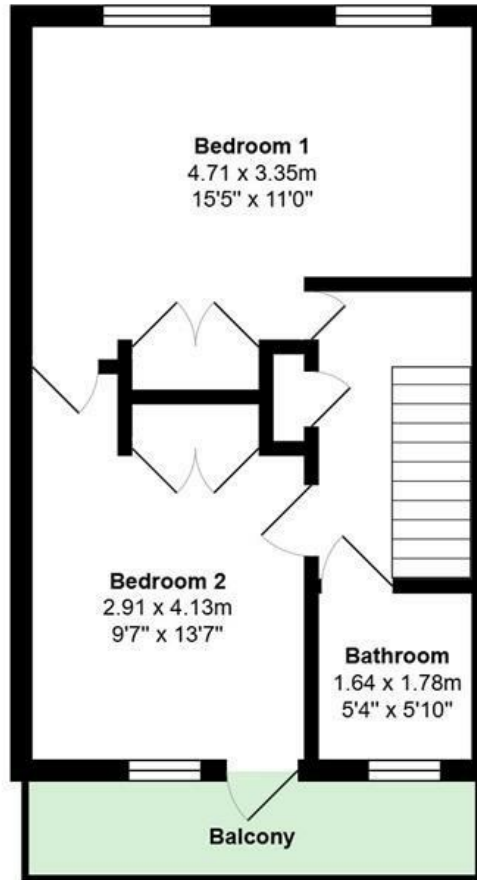




Second Floor
Area: 37.0 m² ... 398 ft²

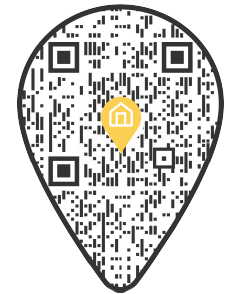


Third Floor
Area: 37.0 m² ... 398 ft²



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Total Area: 74.0 m² ... 796 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		