

Tinto Road, E16 4BB

Exceptional 3-bedroom terraced house located on Tinto Road in the sought-after district of Newham, within the Plaistow West & Canning Town East ward. This beautifully refurbished property, completed just four years ago, offers modern living with an array of high-quality features, making it a perfect home or investment opportunity.



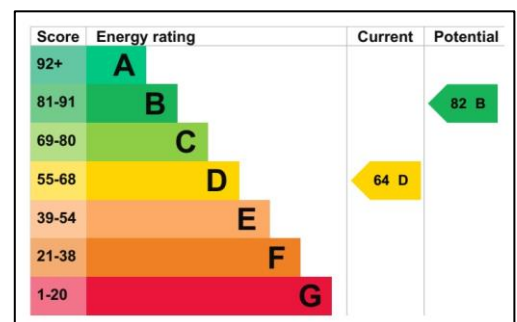
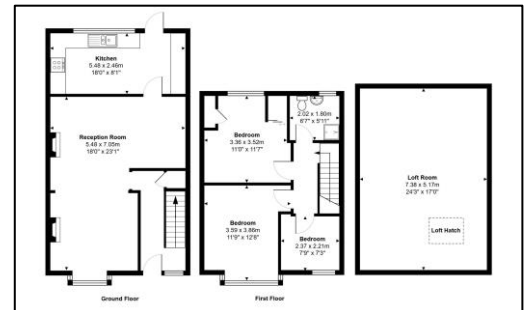
Investment Opportunity:

Previously has operated as a thriving short-let property, this investment commanded an impressive nightly rate of up to £350. Selected furnishings may be included at an additional cost, making this a perfect investment for those wishing to invest as a buy to let.

Key Advantages:

Whether you're purchasing as a home or an investment, the key advantage lies in the location. With Canary Wharf, London Bridge, Liverpool Street, Tower Hill, and Kings Cross all within easy reach, and several primary and secondary schools nearby, this is an ideal location for professionals, first-time buyers, young families, and investors alike.

The ongoing regeneration of the area has further enhanced its desirability, making this a highly sought-after place to buy.



Interior Features:

Ground Floor:

- Entrance Hall: 14'7" x 7'1" Featuring high quality white laminate flooring, wall mounted radiator and an understair cupboard housing the electric meter.
- Reception Area: 18' x 23'1" The main reception area is an impressive spacious through lounge L shaped. With double glazed windows to the front, solid wood flooring, three wall-mounted radiators and twin decommissioned fireplaces.
- Kitchen: 18' x 8'1" A modern kitchen with a range of fitted wall and base units, work surfaces, a 1.5 sink and drainer, and top-of-the-line appliances including a Bosch electric hob, extractor, integrated oven, Samsung fridge freezer, Bosch dishwasher, and Hotpoint washing machine. The kitchen also includes double glazed windows, rubberized laminate flooring, wall mounted radiator and a single double glazed door leading to the tranquil garden.



First Floor:

- Bathroom: 6'7" x 5'10" Equipped with a large rain shower, WC, sink, heated towel rail, double glazed window to the rear, tiled walls and wooden floor.
- Bedroom One: 11'7" x 11' Double glazed window to the rear, carpeted, wall-mounted radiator, en-suite shower, and custom-built wardrobes housing a vented boiler.
- Bedroom Two: 12'8" x 11'9" Double glazed windows to the front, storage area, wall-mounted radiator, and carpeted.
- Bedroom Three: 7'9" x 7'3" Double glazed windows to the front, solid wood flooring, and wall-mounted radiator.





Second Floor:

- Loft Room: 17' x 24'3" Currently used as an occasional room. A versatile space with two Velux skylight window, carpeted, wall-mounted radiator, ample storage within eaves, and a pull-down ladder.

Exterior Features:

- Frontage: A low maintenance modern entrance area with a gate.
- Back Garden: 27' x 18' A private, tranquil low maintenance garden with treated and painted decking area, slate covered paved area, brick wall to the rear of garden, synthetic turf and a shed to the far right.
- Security Features: The property is equipped with an alarm system.
- Parking: On-street, permit required Monday to Saturday from 8:00 am to 6:30 pm.



Transport Links:

Situated in a prime location with excellent transport links, this property is ideal for commuters:

Canary Wharf: 13 minutes by public transport, 15 minutes by cycle., London Bridge: 27 minutes, Liverpool Street: 37 minutes, Tower Hill: 37 minutes, Kings Cross & St Pancras International: 45 minutes

Buses: Croydon Road: Routes 5, 115, 276 , Newham Way: Routes 241, 300, 325

Rail Stations: West Ham Station: 0.92 miles, Stratford: 1.86 miles, Tube Stations (Zone 3): Canning Town Tube Station (DLR): 0.69 miles (12-minute walk), Custom House: 0.71 miles, Royal Victoria: 0.74 miles

Airports: London City Airport: 1.6 miles, Biggin Hill: 12.92 miles, Heathrow: 20.65 miles, Gatwick: 52 miles, Stansted: 32.5 miles

Local Amenities:

Healthcare: Newham Hospital is 0.98 miles away, with numerous GPs and dental practices nearby.

Education: A variety of primary, secondary schools, and colleges are within proximity.

Financial Details:

Price: Guide Price of £550,000

Council Tax Band: C



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