

2 Bed Apartment In Eddington Court 1 Silvertown Square, Canning Town, E16 1GW

£480,000





SHORT DESCRIPTION

Property Ref: 14863 Stunning Two-Bedroom Apartment in Sought-After Hallsville Quarter, Canning Town – Fully Furnished. Gross internal area of 71.5 sq m / 769.6 sq ft with added 13.6 sq m / 146.3 sq ft of balcony space. Located on the 5th floor of a modern development in the vibrant Hallsville Quarter, this beautifully presented two-bedroom, fully furnished apartment offers an exciting opportunity for both first-time buyers and investors. Set in the heart of East London, the property is just steps away from Canning Town DLR and Underground station, providing excellent transport connections across the capital. Hallsville Quarter is a thriving new community featuring landscaped garden squares, a lively local atmosphere, and superb connectivity. Residents enjoy convenient access to a range of supermarkets, shops, and restaurants—all just moments from your doorstep. Canning Town is ideally positioned just minutes from East London's top destinations—including Canary Wharf, The O2, Stratford, The City, and London City Airport. It will also benefit from the upcoming Crossrail link, further enhancing travel convenience and long-term value. Don't miss out—this outstanding apartment won't stay on the market for long. Contact Christine today for further details and to arrange a viewing. Can't wait? Check out the video of the apartment now. Property Type: Apartment Full selling price: £480000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Years): 237 Yearly Ground Rent Cost: £200.00 Yearly Management Cost: £3840.00 Council tax band: D EPC rating: B Outside Space: Communal Garden, Enclosed Garden, Balcony Parking: N/A Heating Type: Central Chain Sale or Chain Free: Chain Free Possession of the property: Vacant

2

Bed Room(s)

2

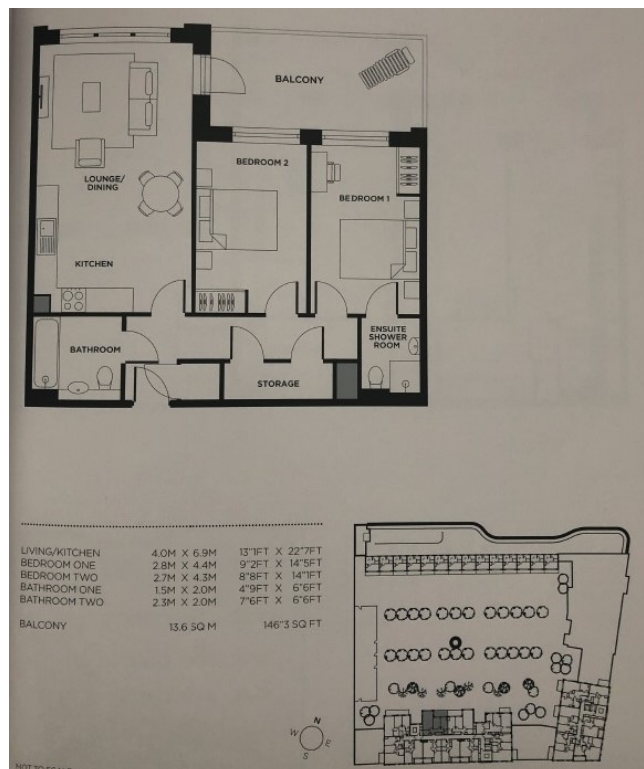
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



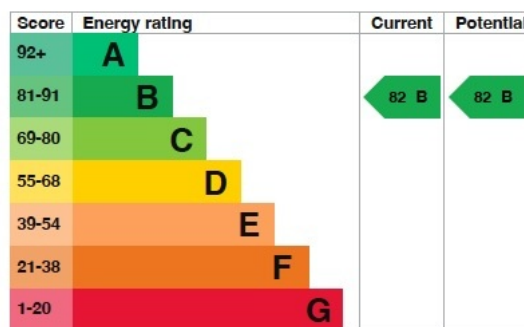
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

