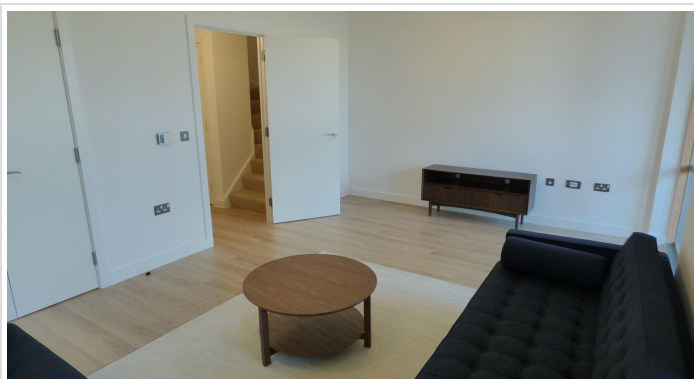


3 Bed Duplex In 1 Silvertown Square , Canning Town, E16 1GW

£500,000





SHORT DESCRIPTION

Property Ref: 17346 Stunning 3 Bedroom Duplex Apartment, Silvertown Square, Canning Town Step into this highly sought after apartment in the vibrant new quarter of Canning Town. Located in Silvertown Square, directly opposite the station, this home offers modern living with excellent transport links and a thriving community atmosphere. This impressive three bedroom duplex apartment offers a rare combination of generous space, modern design and exceptional convenience. Set across two floors and boasting 1136 sq ft or 105.6 sqm of internal living space, the home features two private balconies, gated allocated parking, perfect for professionals seeking comfort, security and contemporary urban living. The apartment opens into a bright and spacious lounge, complete with floor to ceiling windows and direct access to the lower level floor balcony at 106.6 sq ft or 9.9 sqm. Perfect for relaxing or entertaining. A separate kitchen dining room provides a practical and sociable space for cooking and hosting. Upstairs offers two double bedrooms and one single bedroom, all well-proportioned. Bedroom 2 enjoys direct access to a second private balcony of equal size, creating a peaceful outdoor retreat. The master bedroom benefits from a modern en-suite, complemented by a stylish family bathroom and an additional cloakroom, ensuring comfort and convenience for busy households. Spacious Duplex Living Spread across two floors with 1136 sq ft (105.6 sqm) of internal space, this apartment offers a generous layout ideal for professionals, families, or sharers. Private Front Door and Gated Large lounge with access to the balcony (106.6 sq ft or 9.9 sqm) Separate kitchen dining room Stairs leading to upper floor with 2 double bedrooms and 1 single bedroom Second balcony accessed from Bedroom 2 (106.6 sq ft or 9.9 sqm) Gated Allocated Parking & Secure Living with Key-fob entry. Comfort & Convenience Ensuite to the master bedroom Family bathroom plus cloakroom Double glazing throughout Central boiler system for heating and hot water Access to landscaped garden courtyard Lockable bike storage Unbeatable Transport Links 0.2 miles to Canning Town Underground and DLR 0.5 miles to Star Lane DLR 0.5 miles to Royal Victoria DLR. This location places you minutes from Canary Wharf, The O2, Stratford, The City, and London City Airport, with future connectivity to Crossrail. Lifestyle & Location Canning Town's Hallsville Quarter offers leafy squares, cafes, retail, and a lively neighbourhood feel—perfect for modern London living. This rare and beautiful duplex apartment is not expected to remain available for long. With its spacious layout, premium features and unbeatable location, it offers an exceptional living experience in one of East London's most dynamic neighbourhoods. General Disclaimer All information provided in this property listing is offered in good faith and is intended as a general guide only. Measurements, distances, features and descriptions are based on sources believed to be accurate at the time of publication; however, they should not be relied upon as statements of fact. Prospective tenants or purchasers are advised to verify all details independently, including but not limited to: property size, tenure, ground rent, service charges, council tax band, EPC rating, local amenities and transport links. No responsibility or liability is accepted for any errors, omissions or misstatements. This listing does not constitute an offer or contract, and all negotiations are subject to agreement. Furniture, fixtures and fittings shown or described may vary and should be confirmed prior to commitment. Please email Assents Property at info@assents.co.uk for Brochure and Viewing. Property Type: Duplex Full selling price: £500000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): Approx 236 years Yearly Ground Rent Cost: Approx £200PA Yearly Management Cost: Approx £7000PA Council tax band: E EPC rating: B Measurement: 1136 sq.ft.or 105.6 sqm Outside Space: Communal Garden, 2 Balconies 106.6 sq ft or 9.9 sqm each Parking: Allocated, Gated, Residents, Covered, Off street Heating Type: Central, Double Glazing Chain Sale or Chain Free: Chain free and Vacant Possession of the property: Self-occupied -----

3

Bed Room(s)

3

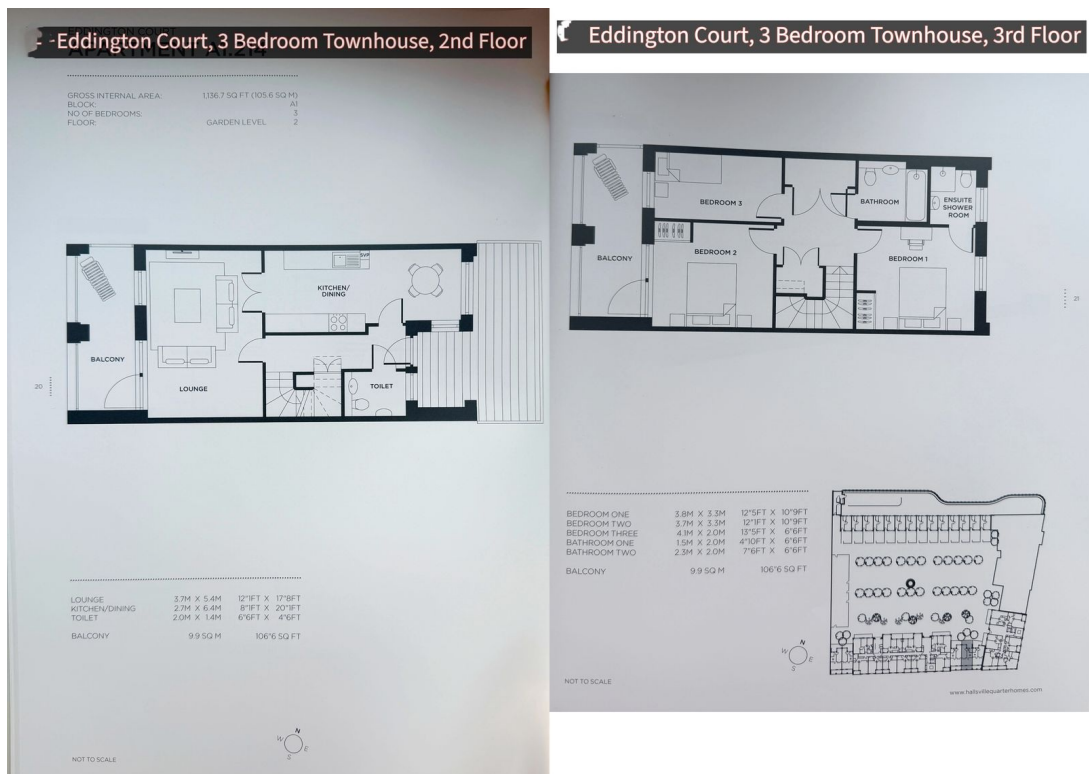
Bath Room(s)

2

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.

Property type	Top-floor maisonette
Total floor area	93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:

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