



## **Fishguard Way, Canning Town E16 2RG**

**£1,800**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS HOME !

Birchills Estate Agents are pleased to present to the rental market, this beautiful two double bedroom ground floor flat in Canning Town.

This amazing home boasts two double bedrooms, master bedroom benefiting an en suite, large separate living room/diner, family bathroom, and a good sized kitchen with appliances.

To the rear of the home you will find a lovely balcony, and to the front there is plenty of on street resident permit parking to the surrounding roads.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to rent very quickly.

## **Fishguard Way, Canning Town E16 2RG**

### **Reception Room**

**20'4" x 14'0" (6.2 x 4.27)**

### **Dining Room**

### **Kitchen**

**10'10" x 8'7" (3.31 x 2.62)**

### **Bedroom 1**

**11'0" x 12'1" (3.37 x 3.69)**

### **En Suite**

**8'0" x 3'2" (2.44 x 0.99)**

### **Bedroom 2**

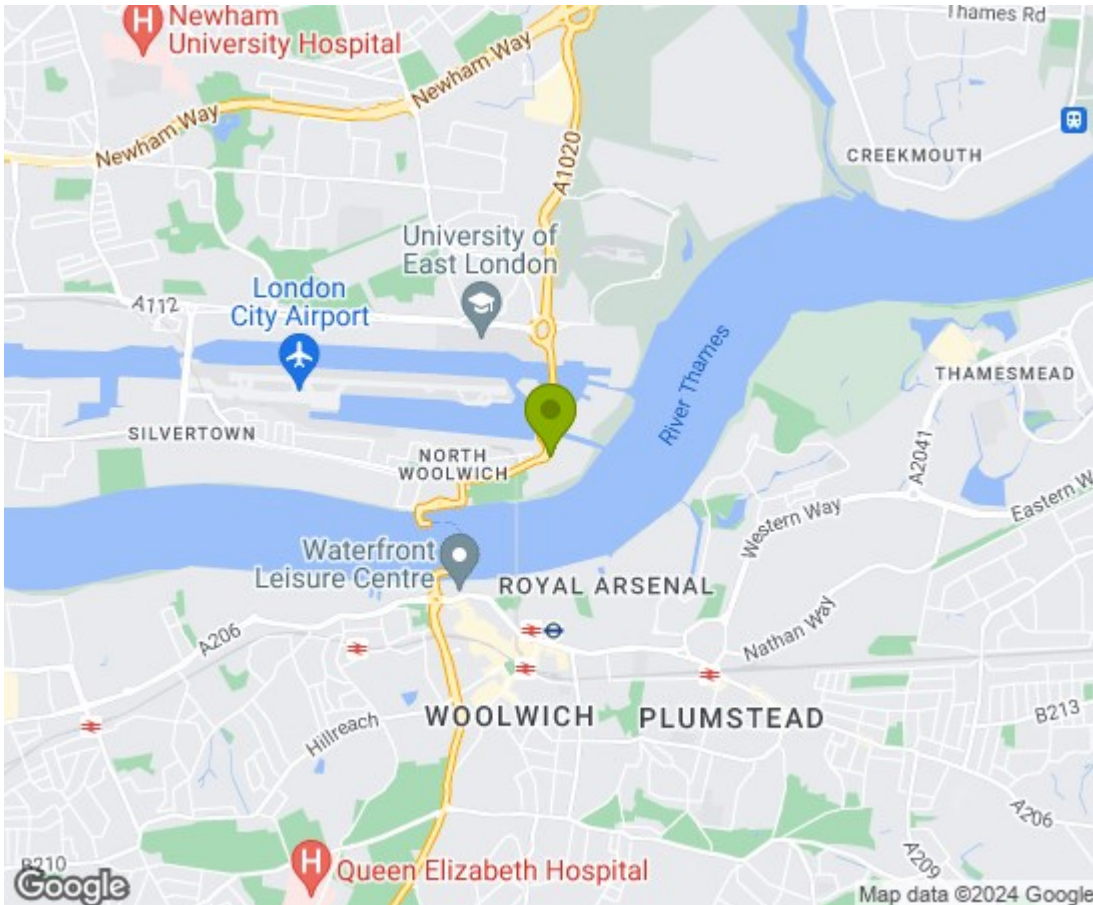
**11'10" x 7'5" (3.62 x 2.27)**

### **Bathroom**

**10'10" x 6'2" (3.31 x 1.9)**

### **Street View**

### **Balcony**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales

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