



First Floor

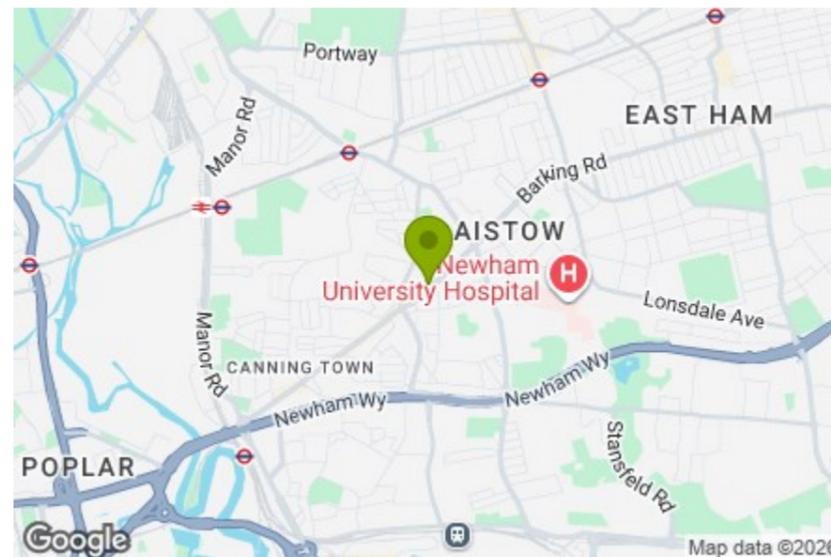
Total Area: 60.8 m² ... 654 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room
13'11" x 22'8"

Bathroom
7'4" x 6'0"

Bedroom
13'11" x 12'4"

Balcony
11'3" x 9'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	



DUCHESS DRIVE, PLAISTOW

Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Private Balcony
- First Floor
- Open Plan Kitchen Reception
- Very Well Presented
- Close To Plaistow Park

Part of the highly sought-after Duchess Drive development, this beautifully presented one-bedroom apartment balances character with sleek, contemporary design. With 654 sq ft of space not including your large balcony, it's a property with high ceilings, clean lines and generous proportions. Step outside and you're right in the heart of it; Barking Road's mix of shops, takeaways and daily essentials is just moments away, while Plaistow Park is 7 mins by foot if you're craving some greenery. And with Plaistow, Upton Park and Canning Town Stations within walking distance, you're brilliantly connected to the rest of the city.

Whether you're buying your first home, hunting down a practical London base, or eyeing up a reliable rental, this place delivers the kind of balance that's hard to fake – functional, well-located, and with just enough charm to feel like home.

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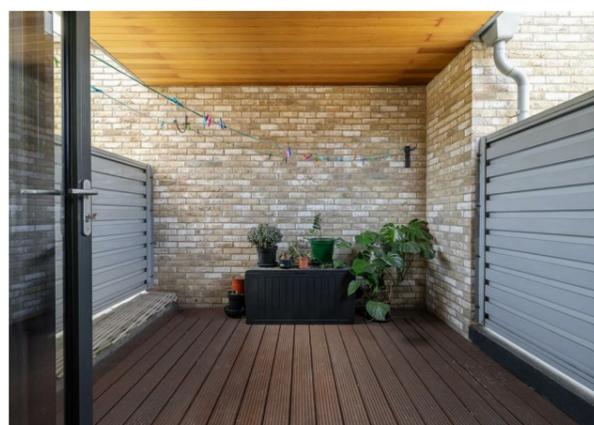
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IF YOU LIVED HERE...

A hidden gem on London's eastern edge, Plaistow balances green space and connectivity with ease. Hackney Marshes and Wanstead Flats are close by for weekend walks, while Stratford International offers fast links across central and south London, plus easy routes out via the North Circular.

Behind a secure entrance, this first-floor apartment feels instantly calm and welcoming. Walnut flooring runs throughout, setting a warm tone from the moment you step inside. At the end of the corridor, a built-in storage cupboard keeps coats, shoes, and everyday essentials neatly tucked away.

The bathroom introduces a crisp, modern look, fully clad in sand-toned tiling. A white suite includes a relaxing spa bath with a glazed shower screen and waterfall head for indulgent evenings, while a vanity-mounted basin with room to store towels and a mirrored cabinet provides ample storage to keep surfaces clear and organised.

The hub of the home is the open-plan kitchen and reception room, where dual-aspect windows flood the space with light well into the afternoon. The kitchen sits smartly along the back wall with high-gloss white cabinetry, quartz worktops, and integrated appliances, including a double oven and microwave, for a clean, streamlined finish. Bi-fold doors open onto a private, sheltered balcony, generous in size and usable year-round thanks to its wooden decking and characterful brick feature wall.

The bedroom is equally impressive: spacious, restful, and filled with natural light from a wide window. A vertical feature radiator adds comfort, while recessed spotlights let you set the mood with ease.



WHAT ELSE?

- The first dedicated art gallery in Newham, The Tower Gallery, is within walking distance inside the east tower of the Memorial Community Church.
- The nearby Greenway is a 4-mile-long footpath and bike freeway perfect for getting away from the hustle and bustle of the city. The trail will take you from its westernmost point at Fish Island, through East London and out to Beckton, perfect for a bike ride or long dog walk.
- Plaistow Park: just down the road; features a children's play area, paddling pool, sports pitches (football & multi-use) and accessible facilities.
- Quick access to A13 and North Circular (A406).

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