



GROUND FLOOR

Approx. Gross Internal Area 667 Sq Ft -61.96 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.lpaplus.com



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



The Plaiz, Salmen Road, London
Asking Price £450,000 Leasehold
2 bed, Flat



»» **Features**

- H2B Available
- Plaistow station within 0.2 miles
- Bosch appliances
- 10 year IWC building warranty
- 2 year product warranty
- Lift for the development
- No EWS1 form required
- Premium finish

A luxuriously appointed two bedroom apartment on the ground floor of a designer development in East London's increasingly popular sweet spot of Plaistow, with a wealth of transport links and open green spaces on your doorstep..

Among the many features and benefits of this striking development are a ten year builders' guarantee, two year products warranty, 125 year long lease and access to the Help To Buy scheme.



Spec

Kitchens

Bosch integrated appliances
 Handle less matte dove grey kitchen
 Matte black swan neck kitchen tap

Bathroom

Grohe and MyLife matte-black brassware
 Enclosed shower matte black taps (MyLife)
 Wall hung basin
 Wall hung toilet
 Matt black towel rad
 Matte grey floor and wall tiles

Other features

Smoke grey engineered oak wood floor.
 Lift access
 Video Entry phone system
 Floor to ceiling windows.
 Flat entrance doors -Walnut
 Bike store



You'll be enjoying an impeccably finished suite of rooms, with brand new premium fixtures and fittings throughout. Your kitchen is artfully laid semi open to your lounge, and features integrated Bosch appliances & design worktops, with handle-free matte grey cabinets illuminated by soft LED downlights.

Smoky grey engineered hardwood floors underfoot throughout, and twin floor to ceiling windows flood the space with natural light. Next door is your sumptuously boutique bathroom, finished in lovely tilework.

Plus Grohe and MyLife matte black fittings and trim. Finally your bedroom's, two lovely doubles, with more of those floor to ceiling windows both with access to your private south facing garden.

Plaistow tube station is less than five minutes' walk and will get you directly to Liverpool Street in fifteen minutes via the Hammersmith & City line here. You can also catch District line trains to the South Bank, Kensington and Richmond. If you're staying local, then the ornamental gardens and open green spaces of Plaistow Park are just a half mile away on foot.

WHAT ELSE?

- The Plaistow Hub regeneration program is under way, £62 million is being invested into the area.
- Over 2,000 m2 of commercial and retail space included, the project will be a huge boost to the local area.
- Your new local could be the historical landmark of The Black Lion, a long standing classic with an enviable range of real ales, just a few moments around the corner.
- A quiet street with lively surroundings with new developments being built within the area
- The River Thames itself is well within reach of a weekend, with Canary Wharf, The O2 and Greenwich all within an hour's stroll or fifteen minute cycle.