



## 13 BLYTH CLOSE

LONDON, E14 3DU

A well-presented and modern two bedroom terrace house in a popular square in Docklands, ideally located for the City. The house comprises open plan ground floor, with reception room and a kitchen/diner with French doors leading to a low maintenance decked garden. Upstairs, there are two bedrooms, both with built in cupboard space, an airing cupboard and a bathroom with a shower over the bath. The property is conveniently located within a short walking distance of Island Gardens and Mudchute DLR stations, the foot tunnel leading to Greenwich and ASDA supermarket. Canary Wharf is also within walking distance. Complete with UPVC double glazing throughout, gas central heating, an allocated parking space to the side and secure bike storage to the front. EPC Rating D Council Tax Band D Mains Drainage and Water

£2,000 PER CALENDAR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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