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21B Thomas Barnardo Way  
Barkingside, Essex IG6 1FY  
Price £475,000

## 21B Thomas Barnardo Way, Barkingside, Essex IG6 1FY

\*\*\* CHAIN FREE \*\*\* Arbon & Miller are delighted to offer this immaculately presented two bedroom GRADE II LISTED (external only) converted first floor apartment situated on the prestigious Barnardo's Garden Village development overlooking the picturesque landscaped green with walk ways, mature trees and fountains. The property has many original features, such as sash windows and vaulted ceilings. The apartment was originally sold with a 10 year IWC Building Guarantee with the remaining term transferring to the new owners. Ideally located within close proximity Avanti Court/ Fullwood Primary Schools and to Barkingside Tube Station which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. Barkingside High Street is within a quarter of a mile and offers a wide variety of shops, restaurants, cafes and local amenities. 14'11 Open Plan lounge and kitchen, 16'2 Master Bedroom with en-suite, 9'4 bedroom two with fitted wardrobe, Home office/Study and large allocated parking space which is adjacent to the front door (a unique aspect to this property). MUST BE SEEN TO BE APPRECIATED.

### ENTRANCE LOBBY

Ground floor composite entrance door with obscure double glazed inserts, storage cupboard housing router system, stairs leading to:

### LANDING

Double radiator, multi pane wooden sash window, vaulted ceiling, double radiator, large glazed skylight window, video entry phone system, doors to;

### OPEN PLAN LOUNGE/KITCHEN AREA 14'11 x 14' (4.55m x 4.27m)

Lounge Area: Three light wooden sash windows with contemporary shutters overlooking communal gardens, two contemporary double radiators, access to loft, satellite and ethernet sockets, wood strip flooring. Kitchen Area: 9ft3 x 9ft1, Range of wall and base units with concealed lighting, granite working surfaces, cupboards and drawers, integrated dishwasher, washer/dryer and fridge/freezer, inset electric four ring induction hob with extractor fan over, built-in electric oven, inset sink unit with mixer tap, extractor fan, inset spotlights to ceiling, multi paned wooden sash window.

### MASTER BEDROOM 16'2 x 14' (4.93m x 4.27m)

Vaulted ceiling, three light wooden sash window overlooking communal gardens, two contemporary double radiators, satellite and ethernet sockets, door to:

### ENSUITE SHOWER ROOM 9'3 x 4'8 (2.82m x 1.42m)

Corner shower cubicle with glazed doors, mixer tap and shower attachment, vanity unit with mixer tap, mirror with concealed lighting over, close coupled wc, heated towel rail, inset spotlights to ceiling, extractor fan, tiled walls, tiled floor, obscure multi pane wooden sash window, vaulted ceiling.

### BEDROOM TWO 9'4 x 8'5 (2.84m x 2.57m)

Multi glazed wooden sash window, fitted wardrobes to one wall with mirror fronted sliding doors, satellite and ethernet sockets, vaulted ceiling, double radiator.

### BATHROOM 9'3 x 6'5 (2.82m x 1.96m)

Tiled enclosed bath with mixer tap, shower attachment and glazed side screen, close coupled wc, vanity unit with mixer tap and illuminated concealed lighting mirror over, tiled walls, tiled floor, heated towel rail, shaver point, extractor fan, inset spotlights to ceiling.

### OFFICE/STUDY 6'7 x 6'1 (2.01m x 1.85m)

Multi glazed wooden sash windows, double radiator, satellite and ethernet sockets.

### EXTERIOR

Allocated Parking Space. Landscaped communal grounds including mature trees, walk ways and feature fountains.

### LEASE

244 years remaining.

### GROUND RENT

£275.00 per annum

### SERVICE CHARGE

£1800.00 per annum.

### COUNCIL TAX

London Borough of Redbridge - Band D

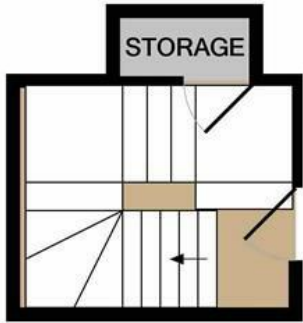
### AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

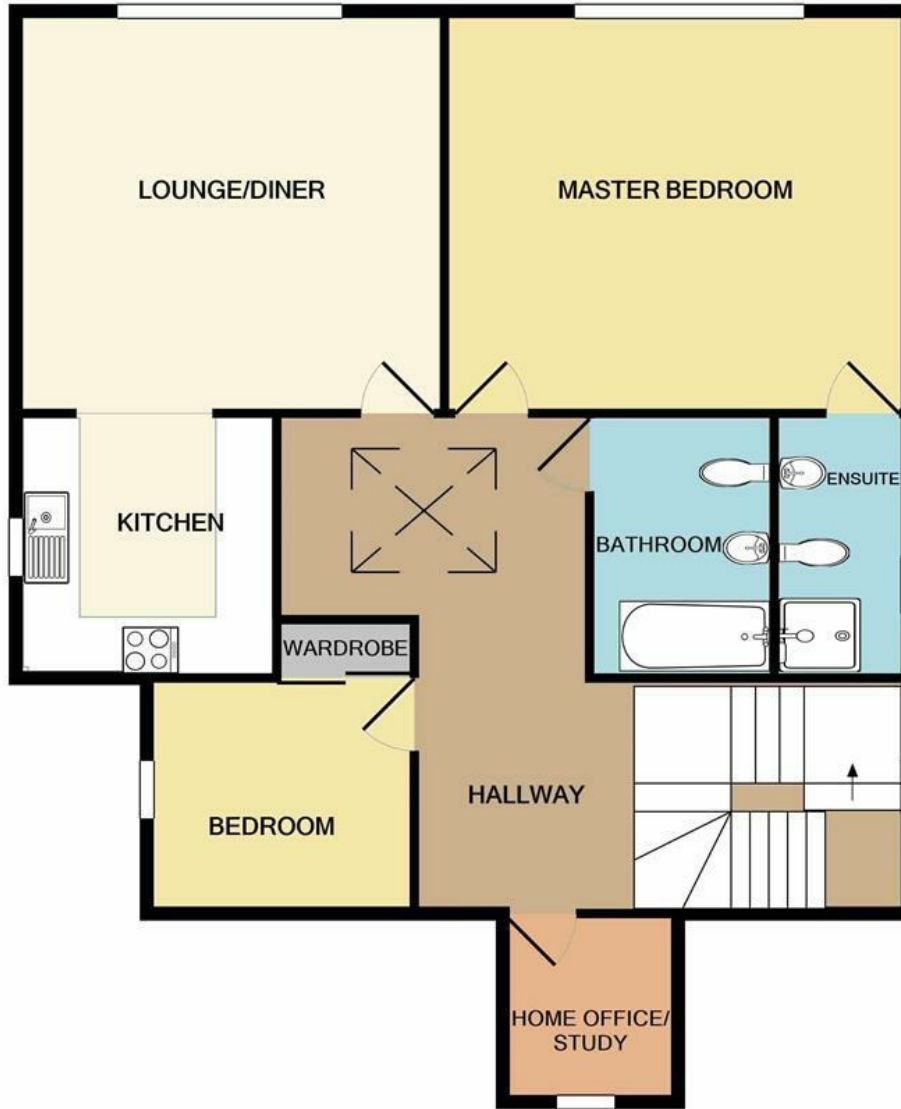
### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 92 SQ.FT.  
(8.6 SQ.M.)

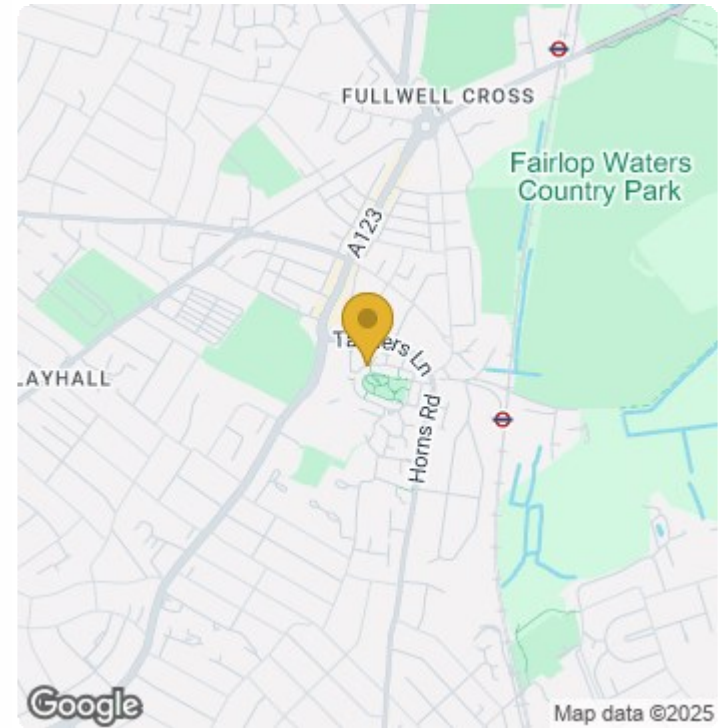


1ST FLOOR  
APPROX. FLOOR  
AREA 979 SQ.FT.  
(91.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 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 purposes 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

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### 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>		
(55-68) <b>D</b>	<b>59</b>	<b>59</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

