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2 Mulberry Way
Barkingside, Essex IG6 1ET
Price £225,000

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Arbon & Miller are delighted to offer this spacious one bedroom FIRST FLOOR flat situated in this popular residential cul-de-sac immediately off Ashurst Drive within 3/4 of a mile of Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities. The High Street offers various bus routes and the property benefits from being within close proximity to Barkingside Central Line station providing easy access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. The property benefits from a 17'5 Lounge, 10'11 Kitchen, 17'5 Bedroom and Bathroom/WC. Ideal First Time Purchase or Investment Purchase.

COMMUNAL ENTRANCE HALL

Communal entrance door, stairs to first floor.

ENTRANCE HALL 10'7 x 6'3 (3.23m x 1.91m)

Composite entrance door, tiled floor, radiator, spotlights to ceiling, storage cupboard, doors to:

LOUNGE 17'3 x 8'9 (5.26m x 2.67m)

Three light double glazed window with fanlights over, further double glazed window with fanlight over to flank, double radiator, further radiator, door to bedroom, open to:

KITCHEN 17'3 x 10'8 (5.26m x 3.25m)

Range of wall and base units, working surfaces, cupboards and drawers, inset sink top unit with mixer tap, recess for gas oven, plumbing for washing machine and dishwasher, tiled splashbacks, extractor fan, spotlights to ceiling, wall mounted boiler, tiled floor, double glazed window with fanlight over.

BEDROOM 17'3 x 8'9 (5.26m x 2.67m)

Two light double glazed window with fanlight over, double radiator, spotlights to ceiling.

BATHROOM 10'8 x 5'2 (3.25m x 1.57m)

Panel enclosed bath with mixer tap, hand held shower attachment with glazed shower screen, vanity unit with wash hand basin and mixer tap, close coupled wc, heated towel rail, tiled walls, tiled floor, double radiator, spotlights to ceiling, access to loft, obscure double glazed window with fanlight over.

EXTERIOR

Communal Gardens

COUNCIL TAX

London Borough of Redbridge - Band

LEASE

101 years remaining

GROUND RENT

£10 per annum

SERVICE CHARGE

£1,500 per annum

AGENTS NOTE (LEASE ETC)

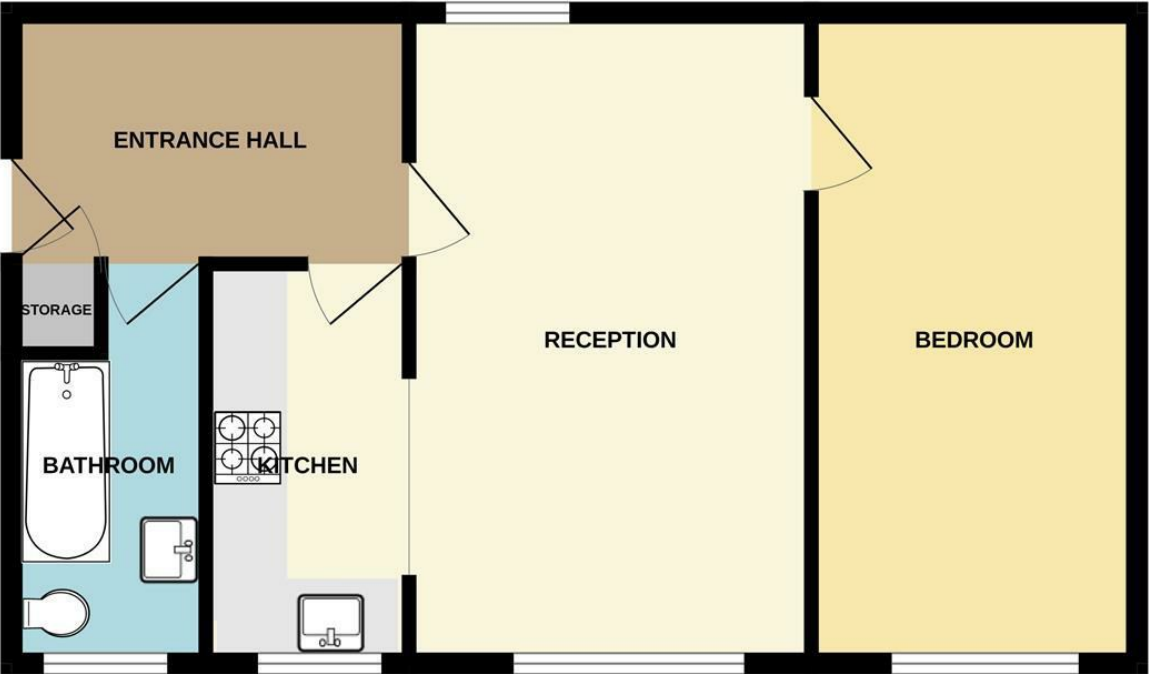
The above details have been provided in good faith and will need to be verified by the respective solicitors.

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.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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) 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	



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