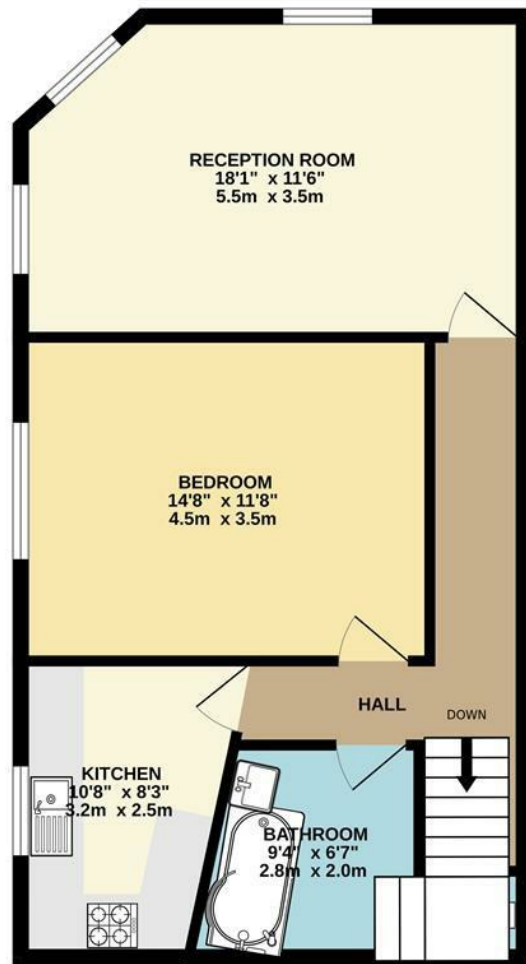


SECOND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 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	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Barking & Dagenham Council Tax Band B

EPC Rating D

12 Month Contract

5 Week Security Deposit  
£1500.00

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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estates

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Available Now | Unfurnished | Top Floor Apartment | Recently Refurbished  
| One Double Bedroom | Above Shop | Close to Barking Station | Double Glazed | Gas Central Heating | Modern Fitted Bathroom Suite

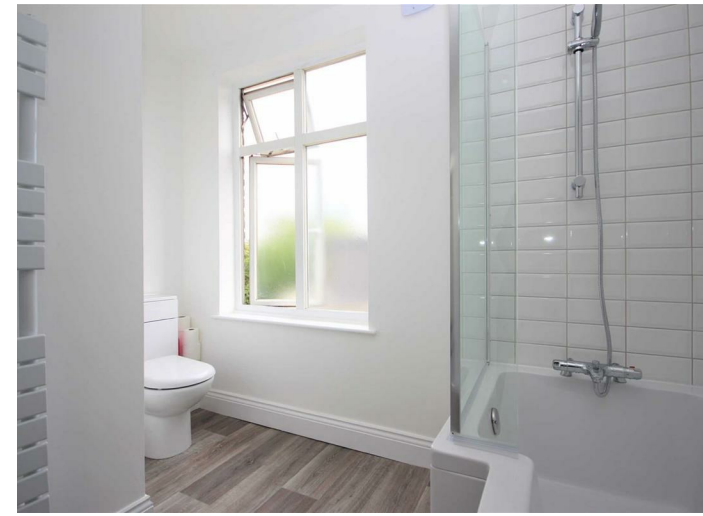
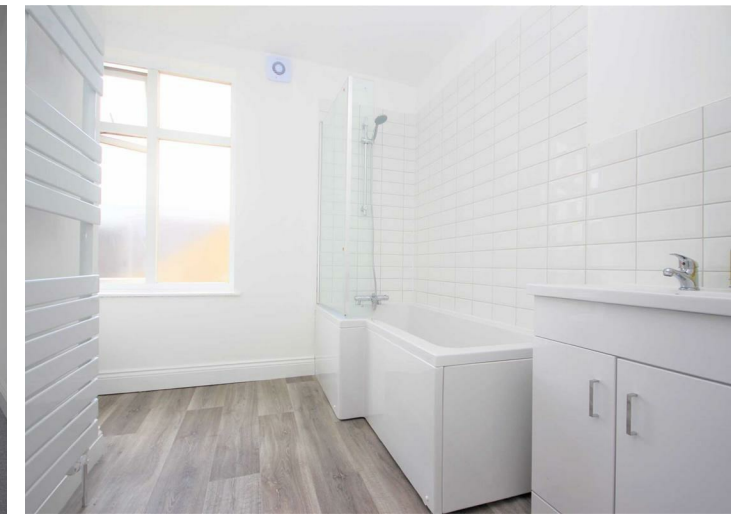
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**Loxford Terrace, Barking, IG11 8RH**  
£1,300 Per Calendar Month



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Available Now - Unfurnished - Churchill Estates proudly presents this recently refurbished, generously proportioned One Double Bedroom Top Floor Apartment, offering access to a shared garden. Nestled above a shop, the property boasts convenient proximity to Barking Station, Local Bus/Cycle Routes, and Shopping Amenities. Features include a modern fitted bathroom suite, a sleek kitchen equipped with appliances, an expansive 18ft living/dining room, a spacious 14ft double bedroom, along with double glazing and gas central heating