

SECOND FLOOR
269 sq.ft. (25.0 sq.m.) approx.

KITCHEN/LIVING ROOM
19'1" x 14'1"
5.8m x 4.3m

BEDROOM
10'0" x 7'1"
3.0m x 2.2m

BATHROOM
6'1" x 6'0"
1.9m x 1.8m

TOTAL FLOOR AREA : 269 sq.ft. (25.0 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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Council: Barking And Dagenham | Council Tax Band: B | Floor Area: 269.00 sq ft

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 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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Abbey Road, Barking, IG11 7BZ
£1,375 Per Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled on the renowned Abbey Road in Barking, this delightful second-floor flat offers a perfect blend of comfort and convenience. Available for immediate occupancy, this one-bedroom property is ideal for individuals or couples seeking a modern living space.

Upon entering, you will find a welcoming reception room that seamlessly integrates with an open-plan kitchen and living area, creating a bright and airy atmosphere. The kitchen is designed for practicality, making it easy to prepare meals while enjoying the company of guests. The flat features a contemporary bathroom, equipped with modern fixtures to ensure a pleasant experience.

This unfurnished flat allows you the freedom to personalise your living space to reflect your own style. The property is fitted with double glazing, ensuring a peaceful environment while also enhancing energy efficiency. Gas central heating provides warmth and comfort during the cooler months.

Location is key, and this flat does not disappoint. It is conveniently situated close to the station, making commuting a breeze, while local amenities are just a stone's throw away, providing easy access to shops, cafes, and other essential services. The entry phone system adds an extra layer of security, ensuring peace of mind for residents.

In summary, this charming one-bedroom flat on Abbey Road is a fantastic opportunity for those looking for a modern and conveniently located home. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

