



Cambridge Road, Barking, IG11 8NW

£2,200 Per Calendar Month



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# Cambridge Road

Barking, IG11 8NW

- Next To Barking Station
- Available Immediately
- En-Suite to Main Bedroom
- Lift Access
- Second Floor Flat
- Offered Furnished
- Immaculate Condition
- Close to Local Shops & Amenities
- Concierge
- EPC 87B

Sandra Davidson are pleased to present this immaculately presented, furnished apartment situated on the second floor of the newly built Oculus House, next to Barking Station.

The property has a secure entry system leading into the entrance lobby with concierge service. A lift takes you to the second floor where you are presented with your own front door. Upon entering you will find the open plan kitchen/lounge area, contemporary bathroom, two double bedrooms (the main bedroom has an en-suite) and a cosy snug area with full height windows, allowing in plenty of natural light.

The property is being offered furnished and is available immediately, so CALL NOW to avoid missing out!



## Communal Entrance

## Entrance Hall

Lounge 14'1" max x 17'3" (4.30m max x 5.27m)

Kitchen 9'10" x 11'7" (3.02m x 3.54m)

Bedroom One  
22'3" max x 12'7" max (6.80m max x 3.84m max)

En-Suite 4'10" x 7'4" (1.48m x 2.24m)

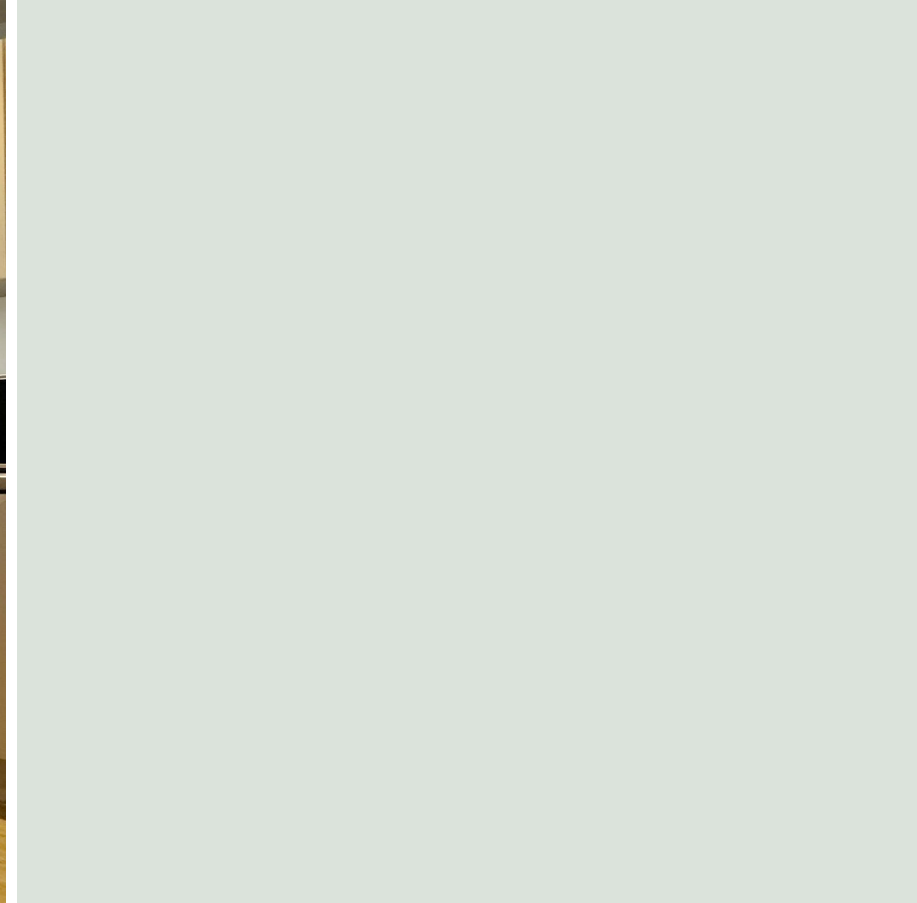
Bedroom Two 12'4" max x 11'9" (3.77m max x 3.60m)

Bathroom 6'10" x 6'9" (2.09m x 2.08m)

Snug 6'8" x 14'11" (2.05m x 4.55m)

## Additional Information

## Agent's Note

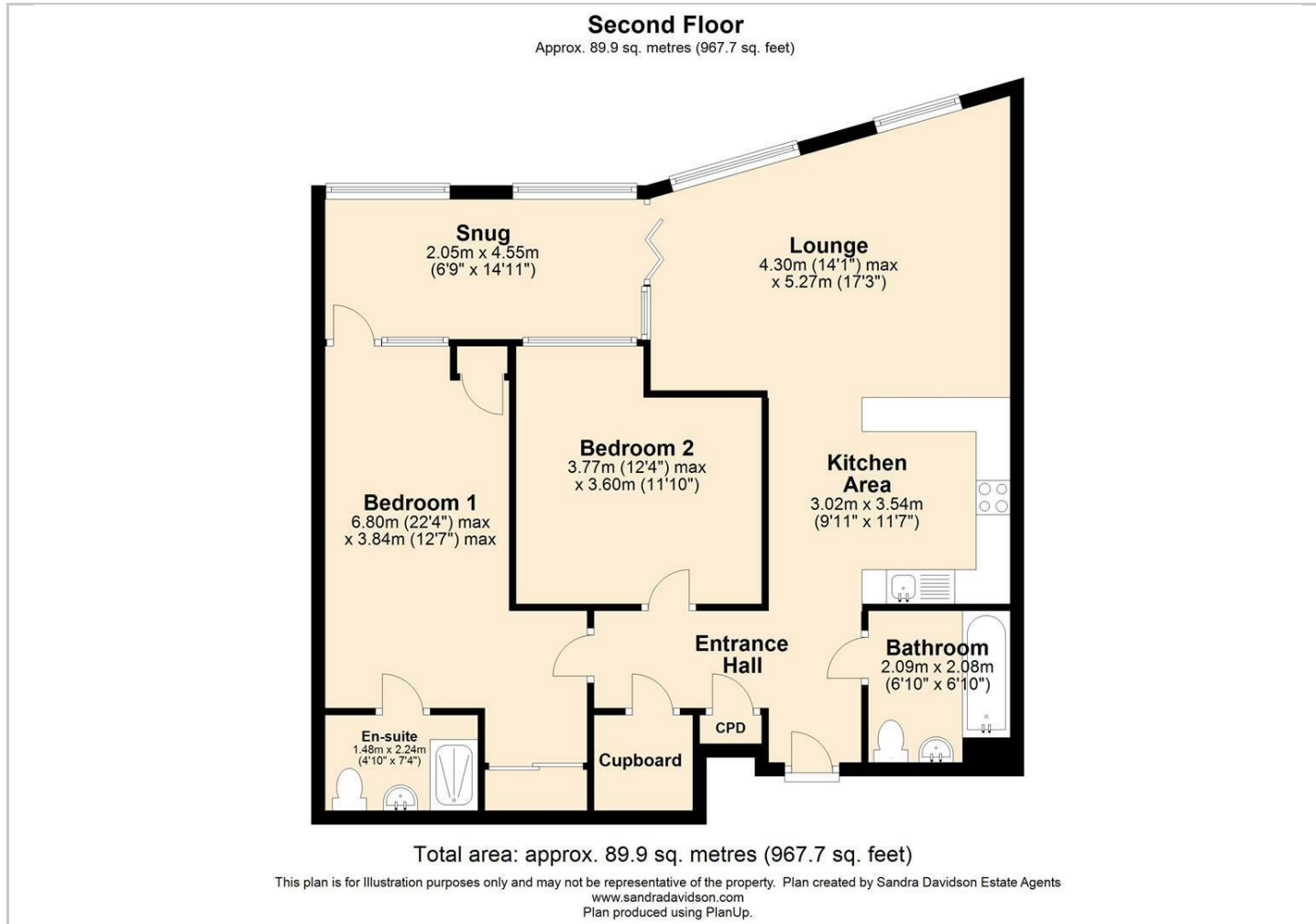


Directions

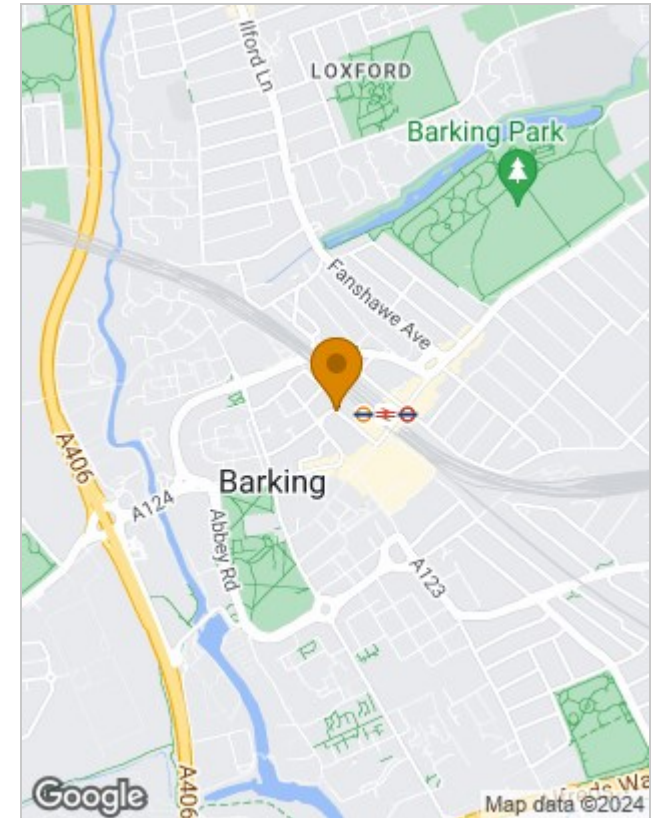




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		87	87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

## Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.