

**SD** Sandra Davidson  
ESTATE AGENTS

LEWIS BURT  
HOUSE

Upney Lane, Barking, IG11 9LA

£1,750 Per Month







£1,750 Per Month

# Upney Lane

Barking, IG11 9LA

- Two Double Bedrooms
- newly refurbished
- barking and upney underground station
- council tax band: C
- epc rating: C

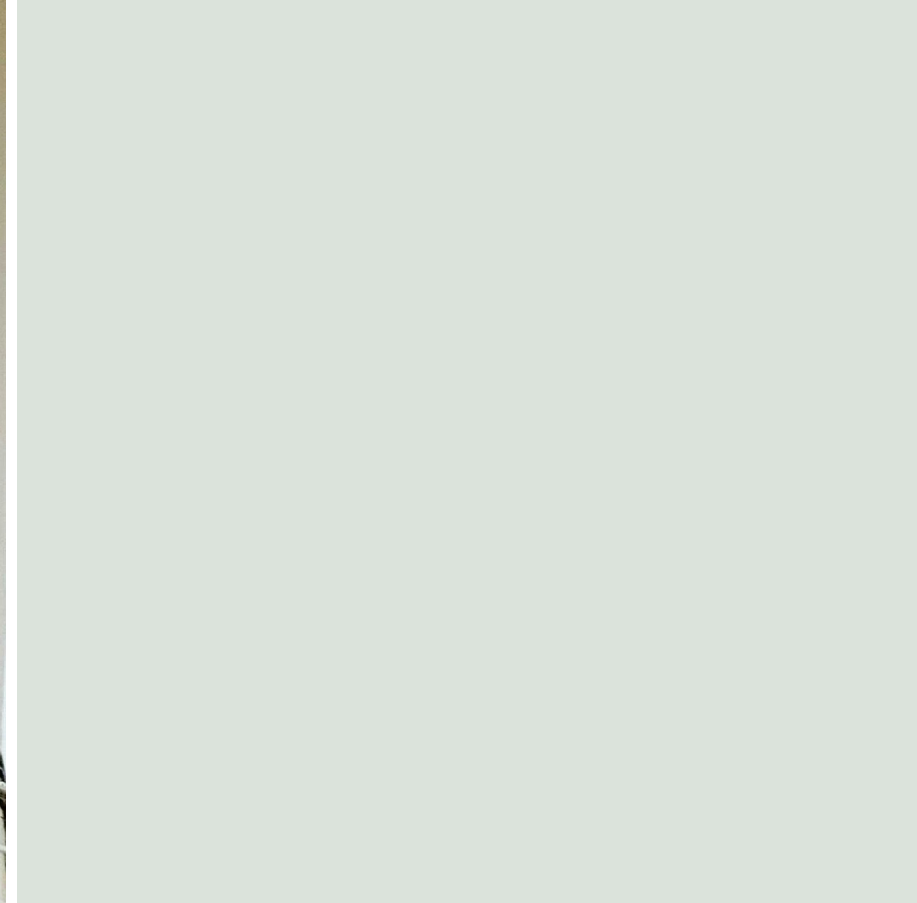
Sandra Davidson are delighted to offer this completely refurbished spacious purpose built two-bedroom first floor flat conveniently located close to high road shops, schools and Barking town centre and Barking and Upney station with excellent links into central London. The property boasts two bedrooms, newly fitted kitchen, newly fitted bathroom, new laminate flooring, gas central heated, double glazing.



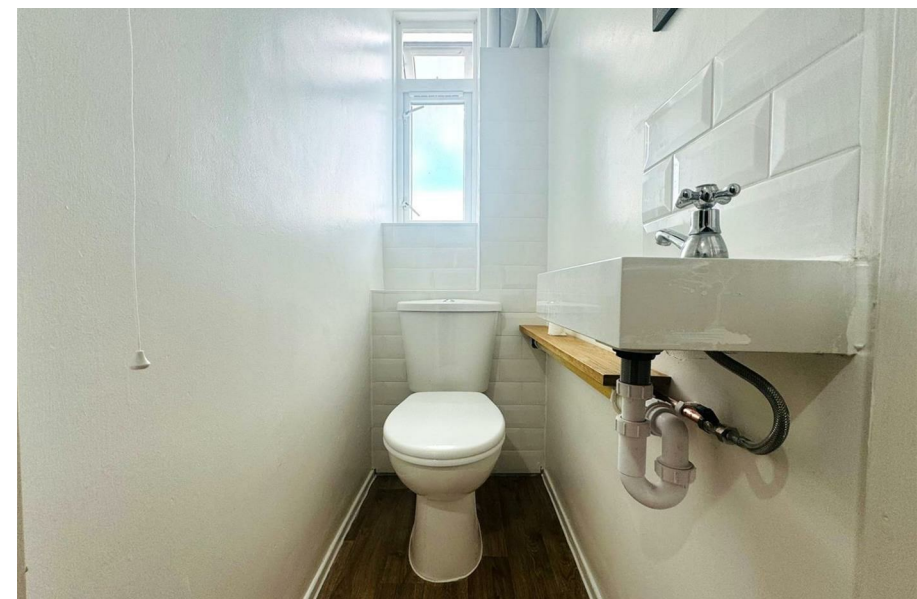
Hallway	19'1" x 6'1" (5.81m x 1.86m)
Reception	12'8" x 17'5" (3.87m x 5.30m)
Kitchen	14'1" x 8'9" (4.29m x 2.66m)
Bedroom 1	10'11" x 10'11" (3.34m x 3.34m)
Bedroom 2	9'6" x 10'11" (2.90m x 3.34m)
Bathroom	6'8" x 8'9" (2.03m x 2.66m)
WC	2'11" x 8'9" (0.90m x 2.66m)
Balcony	7'5" x 8'9" (2.27m x 2.66m)
Storage	2'6" x 8'9" (0.76m x 2.66m)







Directions

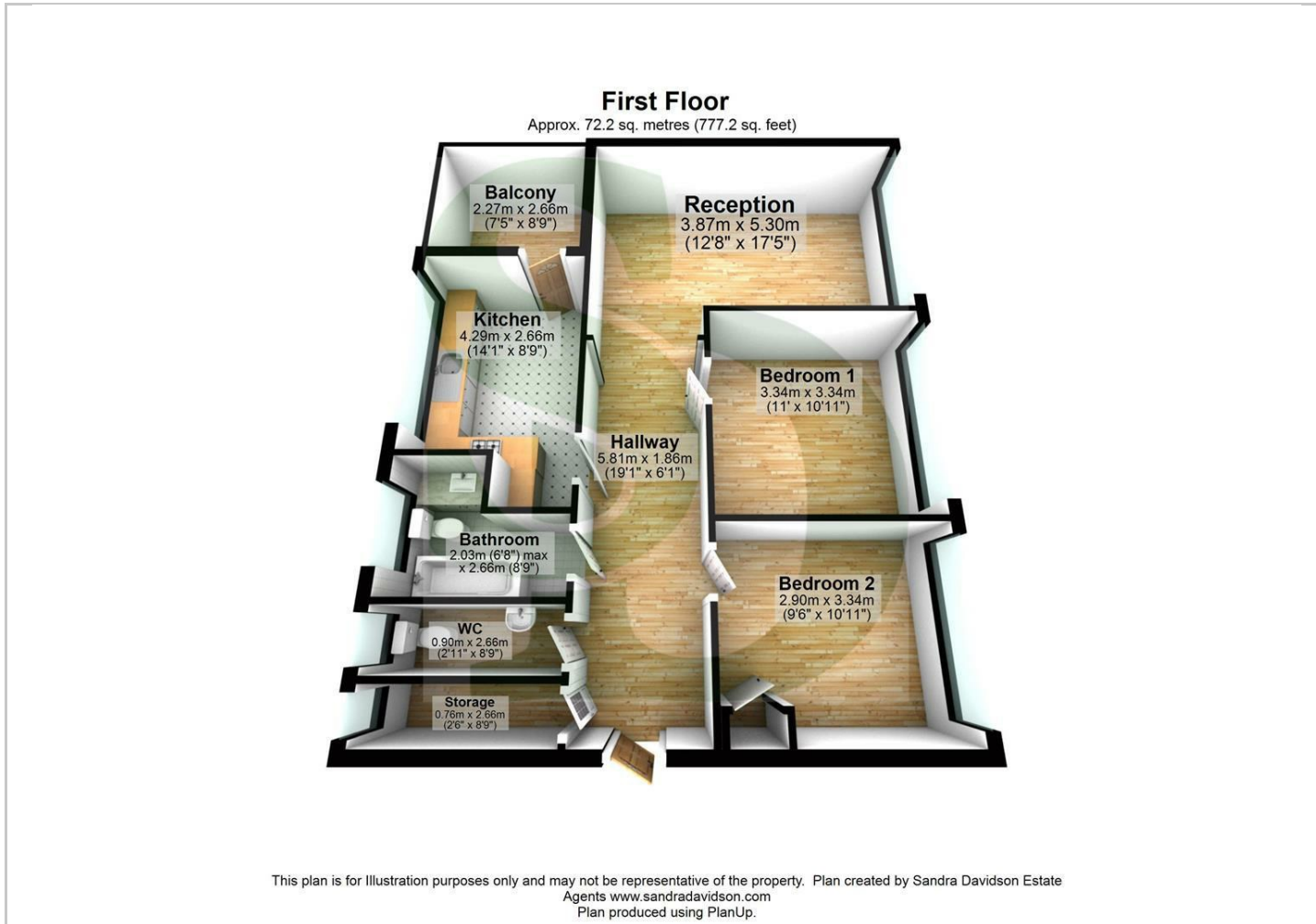








## Floor Plans



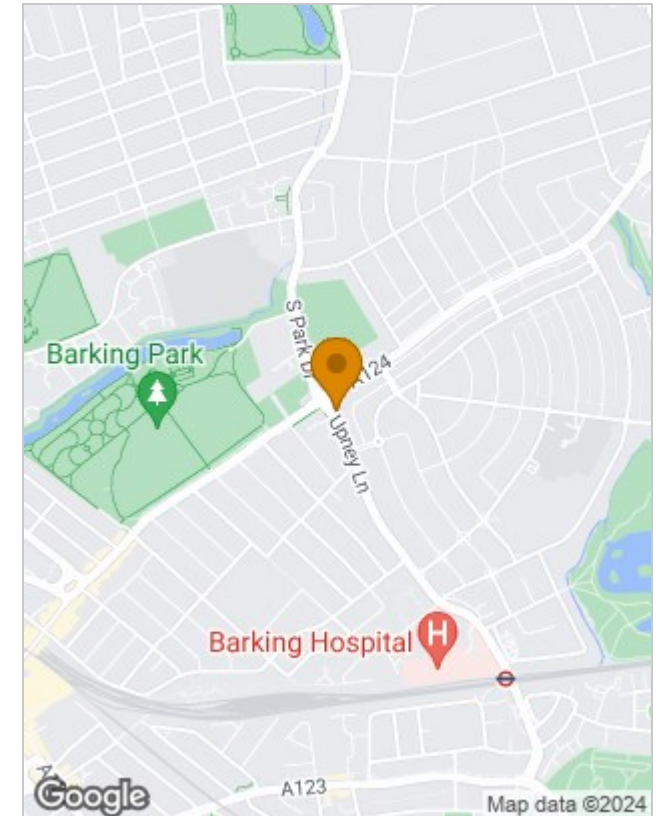
## Viewing

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.

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## Location Map



## Energy Performance Graph

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>	70	80
(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	