



Charlton Crescent, Barking, IG11 0NW

£300,000









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- EPC RATING TBC
- Two bedrooms
- Bathroom
- First floor
- Lounge
- CHAIN FREE

## FIRST FLOOR

Sandra Davidson Estate Agents are pleased to present this two bedroom flat, located on the first floor. The property also has easy access into public transport. The accommodation comprises: a good sized lounge, two bedrooms, separate kitchen and bathroom. Other benefits include double glazing and gas central heating. Viewings are highly recommended to avoid disappointment.

## CHAIN FREE



### ENTRANCE

### LOUNGE

15'11" x 10'4" (4.86m x 3.17m)

### KITCHEN

12'4" x 9'7" (3.77m x 2.93m)

### BEDROOM ONE

13'3" x 10'4" (4.04m x 3.17m)

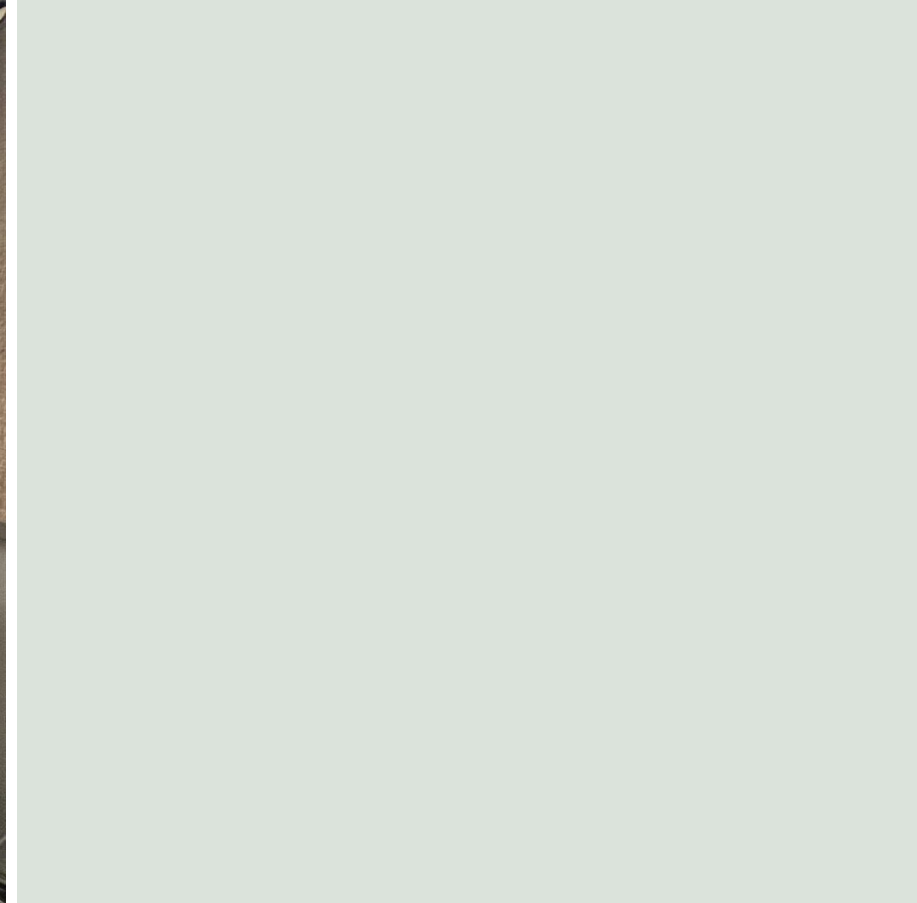
### BEDROOM TWO

11'1" x 10'2" (3.38m x 3.10m)

### BATHROOM

### AGENTS NOTE





Directions







## Floor Plans



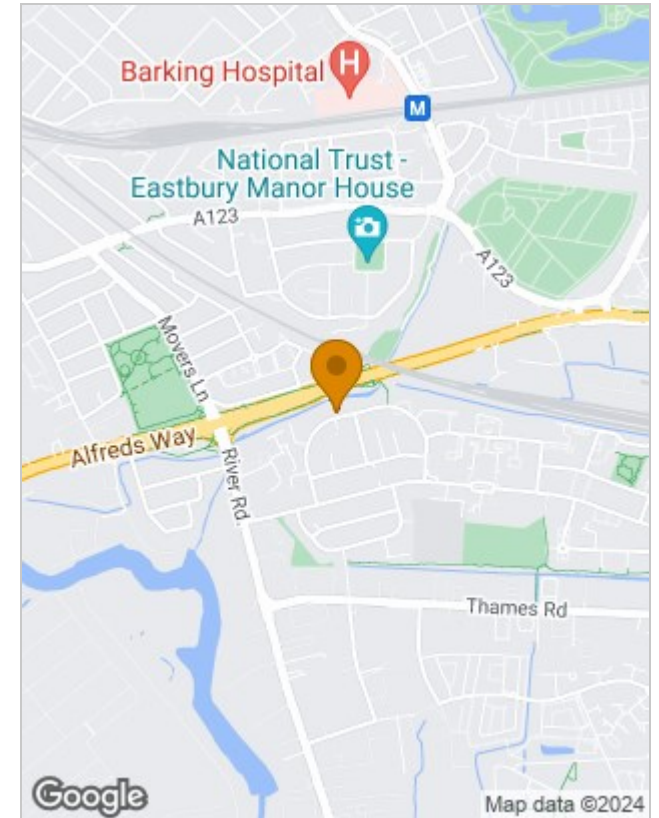
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	