



Champness Road, Barking, IG11 9PD

£225,000





Champness Road

Barking, IG11 9PD

- EPC - TBC
- GROUND FLOOR
- GREAT FIRST TIME BUYER PROPERTY
- LOVELY CONDITION
- WINDOW TO KITCHEN
- ONE BEDROOM FLAT
- WALKING DISTANCE TO UPNEY STATION
- GREAT FOR INVESTMENT
- BRIGHT FLAT

Welcome to this charming one-bedroom ground floor flat located on Champness Road in Barking. This delightful property boasts a spacious reception room, perfect for relaxing or entertaining guests. The bedroom offers a comfortable retreat, while the shower room is well-appointed and in excellent condition.

One of the standout features of this flat is its fantastic size, providing ample space for both living and storage. The property is situated within walking distance to Upney Station, making it an ideal choice for commuters seeking easy access to central London and beyond.

This flat is presented in great condition, allowing you to move in with ease and start enjoying your new home right away. Whether you are a first-time buyer, investor or looking to downsize, this property offers a wonderful opportunity to own a piece of Barking in a convenient and desirable location. Don't miss the chance to view this lovely flat and envision your future in this vibrant community.

£225,000



COMMUNAL ENTRANCE

ENTRANCE TO FLAT

BEDROOM 11'6" x 11'1" (3.52m x 3.39m)

SHOWER ROOM 6'9" x 6'7" (2.08m x 2.03m)

RECEPTION ROOM 15'6" x 10'5" (4.74m x 3.19m)

KITCHEN 11'5" x 6'4" (3.49m x 1.94m)

AGENT NOTE



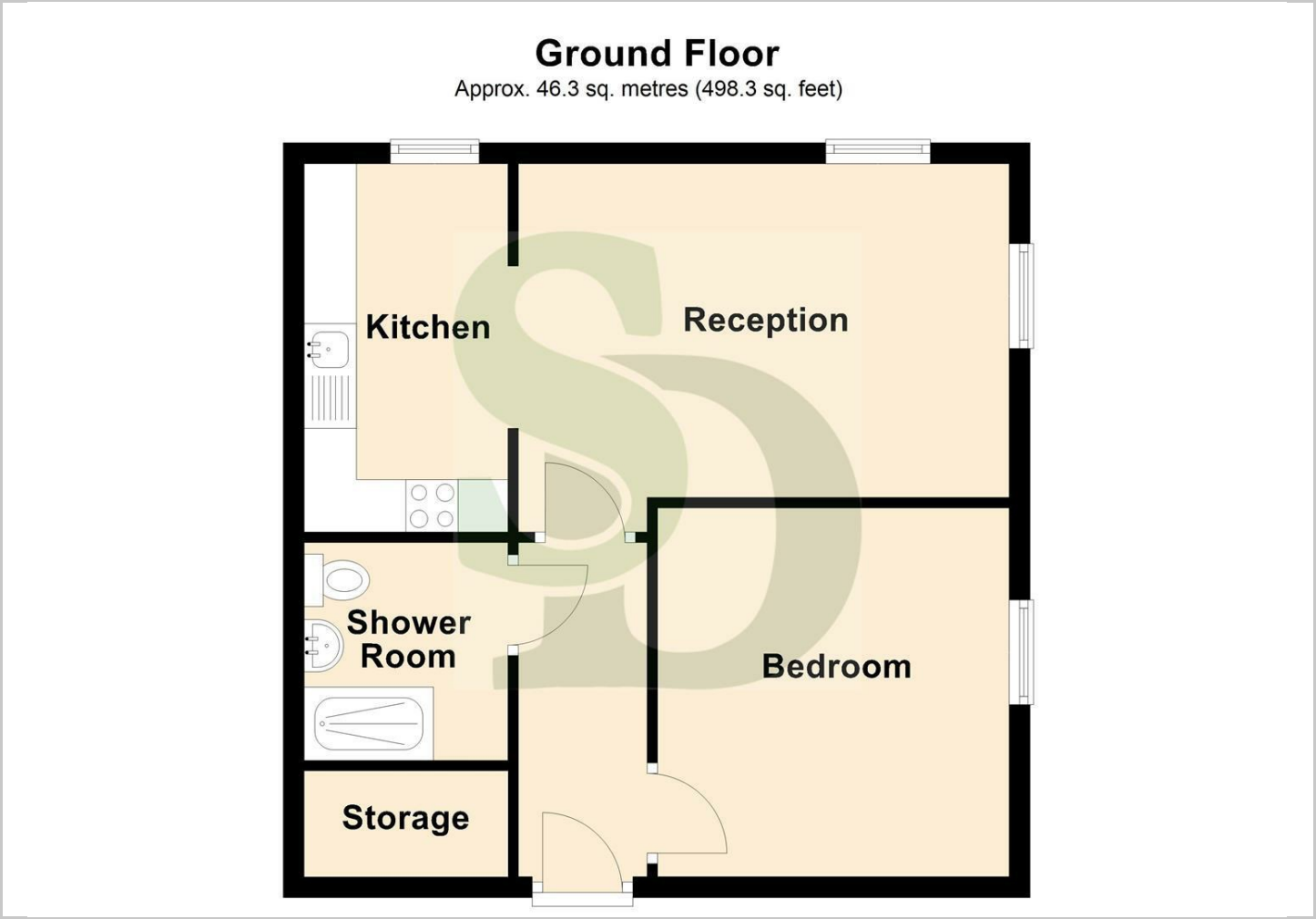


Directions





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.

Location Map



Energy Performance Graph

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