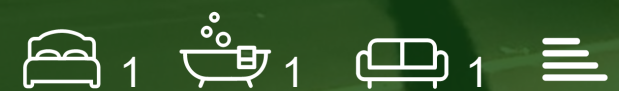




Cambridge Road, Barking, IG11 8NW

Offers In Excess Of £275,000





Cambridge Road

Barking, IG11 8NW

- EPC RATING B
- Lounge/Kitchen
- Close to Barking Town
- Circa 241 year lease
- One bedroom
- 6th Floor flat
- Close to public transport

Seller advised that 35% and 100% ownership is available.

Nestled on Cambridge Road in Barking, this charming sixth-floor flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. With one well-proportioned bedroom, this property is designed to provide a cosy retreat from the bustling city life. The flat features a welcoming reception room, ideal for relaxation or entertaining guests, and a modern bathroom that caters to your daily needs.

One of the standout features of this property is its impressive lease, which extends for approximately 241 years, providing peace of mind for future homeowners. The location is particularly advantageous, as it is situated close to public transport links, making commuting and exploring the surrounding areas both easy and efficient.

This flat presents an excellent opportunity for those looking to invest in a property in a vibrant and accessible part of Barking. With its good location and well-maintained interiors, it is sure to appeal to a wide range of buyers. Whether you are a first-time buyer or seeking a rental investment, this flat is a must-see.



Offers In Excess Of £275,000



ENTRANCE

LOUNGE/KITCHEN

26'8" max x 16'6" max (8.13m max x 5.05m max)

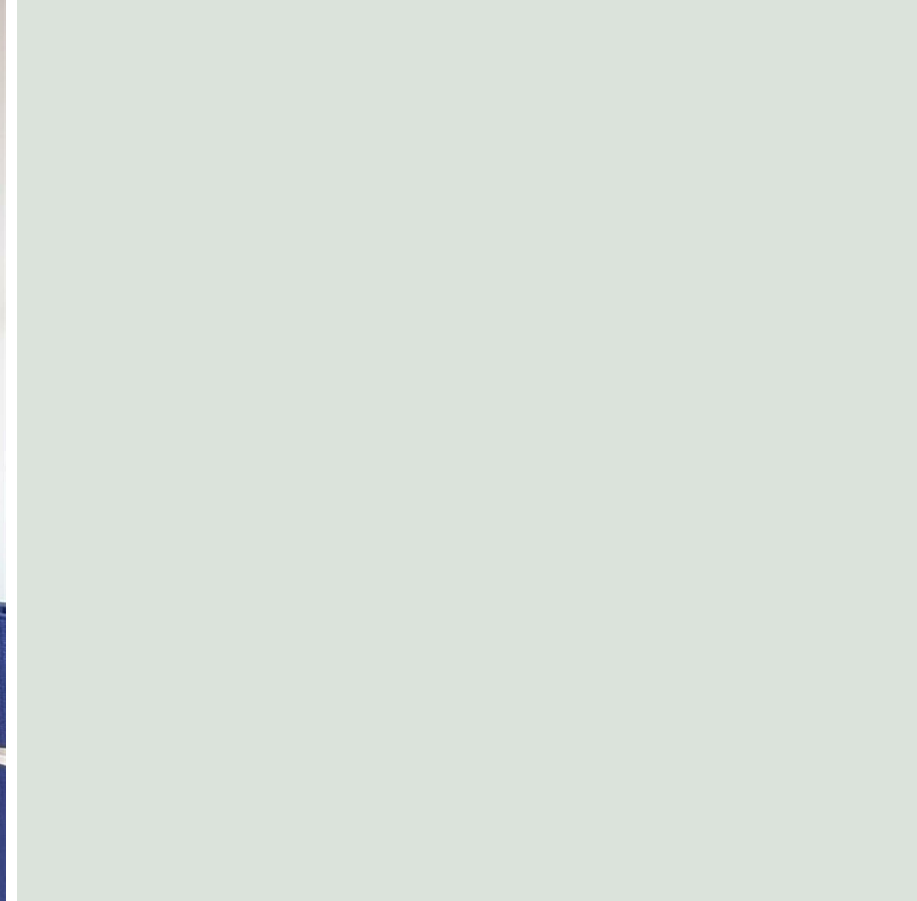
BEDROOM ONE

15'10" max x 11'8" max (4.85m max x 3.56m max)

BATHROOM

7'2" x 6'6" (2.19m x 2.00m)

AGENTS NOTE

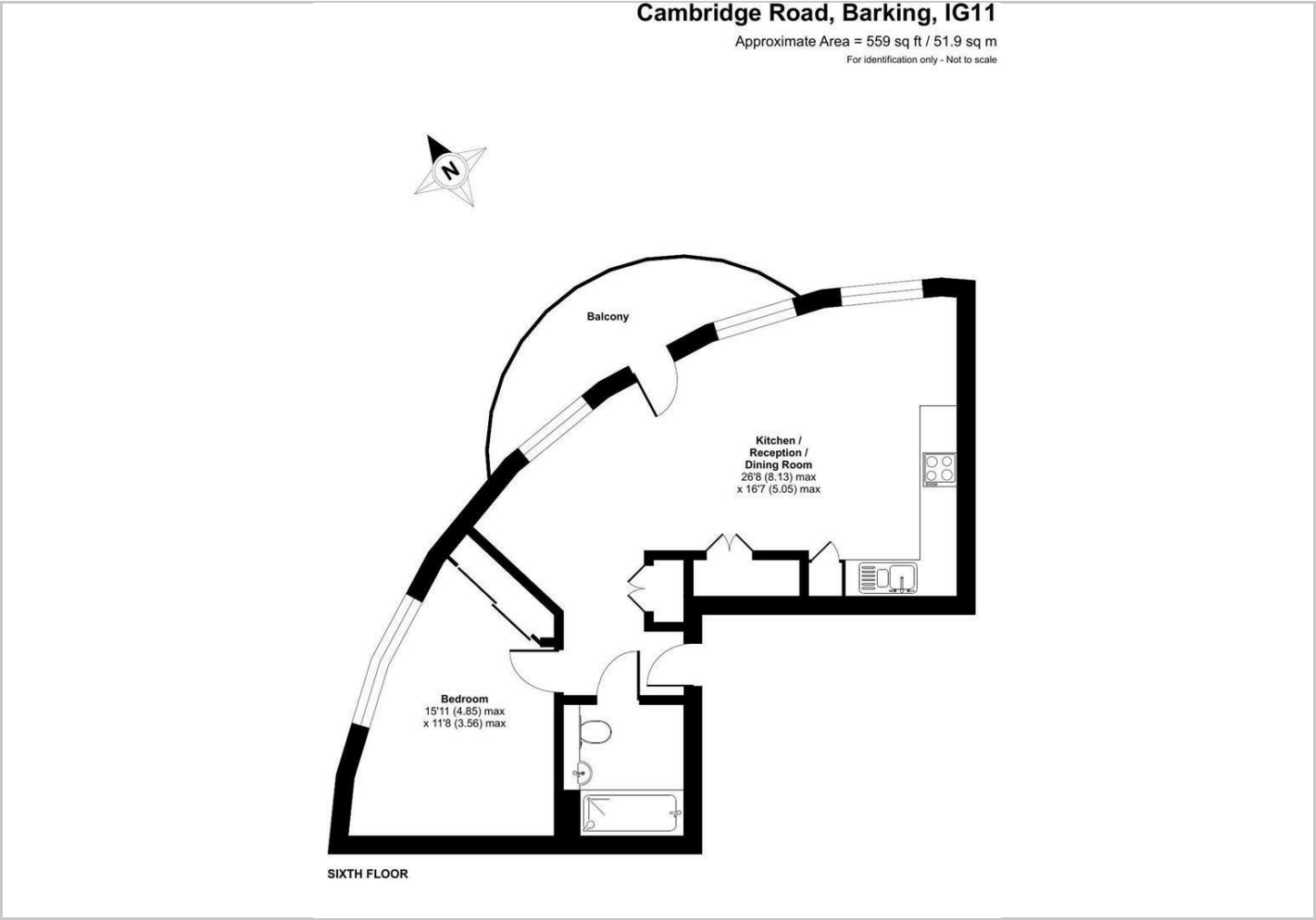


Directions





Floor Plans



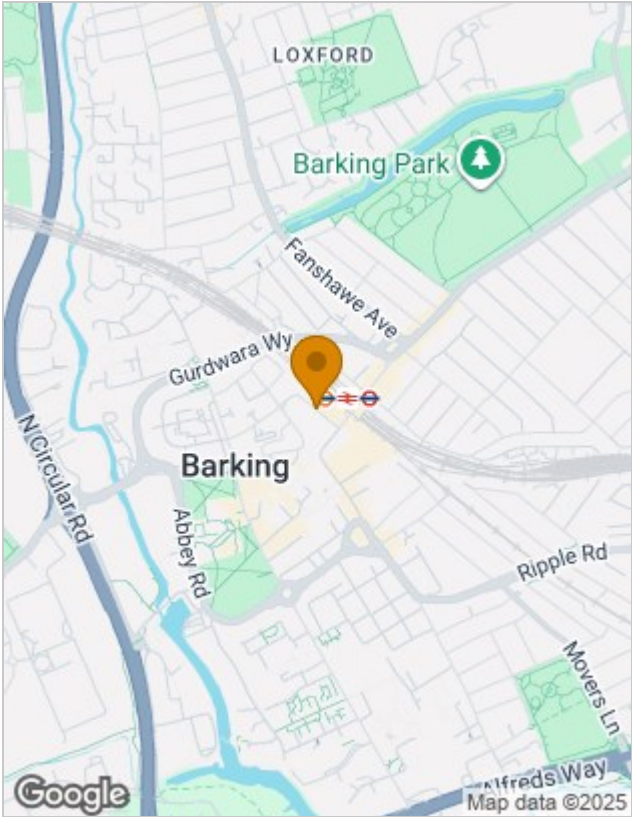
Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

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