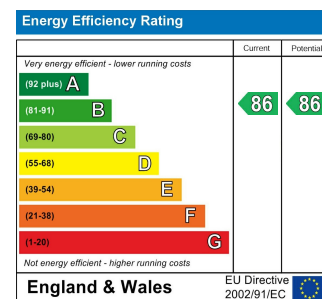
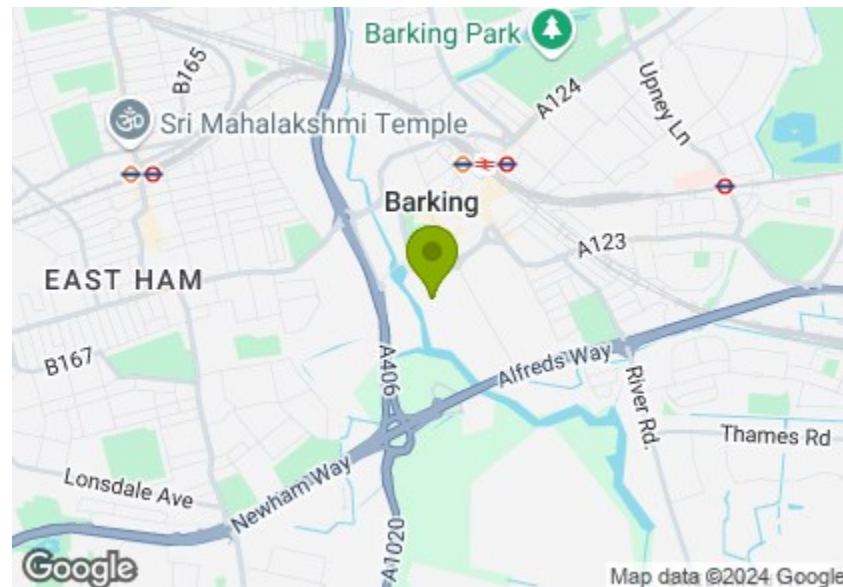


Total Area (Excluding Balcony): 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## ABBEY ROAD, BARKING

### Offers In Excess Of £390,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedroom Modern Apartment
- Waterfront Views
- Private Balcony
- Two Bathrooms
- Bright Double Aspect, Open Plan Reception
- Secure Off Street Parking
- Moments to Abbey Green
- A Short Walk to Barking Station

Situated on the first floor of a purpose built riverside development, this luxurious, modern, two bedroom, two bathroom apartment features a private balcony with waterfront views, spacious open plan living and dedicated off-street parking.

Barking station is only a half mile on foot, here you'll find connections to almost anywhere you could wish to go via the Hammersmith & City, Circle and District tube lines or the Overground and C2C rail services.

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0203 397 2222

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

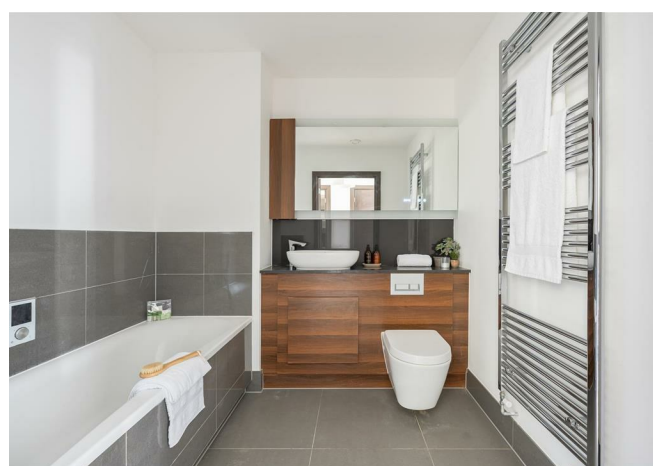
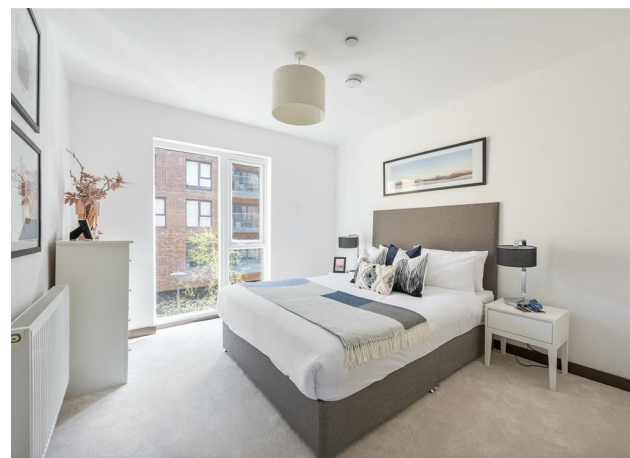
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
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IF YOU LIVED HERE...

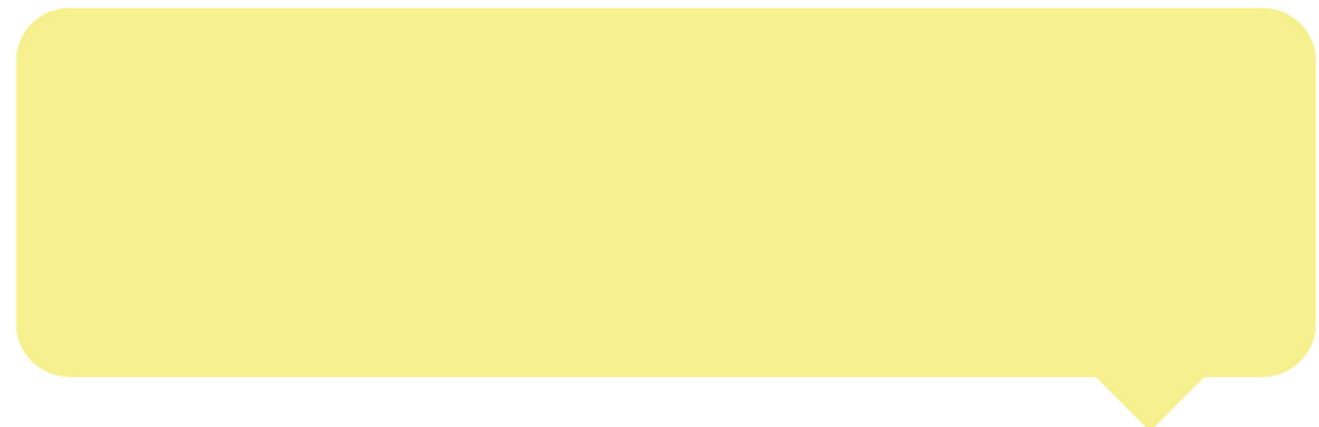
Step straight onto smooth, blonde hardwood that spans all 345 square feet of your amazing, contemporary, open plan lounge, kitchen and diner. Dual aspect windows and patio doors flood the space with natural light and offer fantastic riverside views. Slide back the doors and step onto your private balcony overlooking the River Roding, a perfect place for relaxing with a chilled glass of wine or a warm chai latte. Your kitchen has glossy white cabinets, sleek integrated appliances and a neighbouring built in storage area.

Your family bathroom is a divine mix of auburn hardwood panelling, smoky grey tilework, a statement vessel sink and heated chrome towel rail. Next door, you'll find one of two generous double bedrooms, featuring plush smoky carpet underfoot and a huge floor to ceiling window. Your equally spacious principal sleeper has that same velvety carpet, a patio door with Juliet balcony, and an elegant en suite shower room, with more of that smoky tilework and timber panelling.

There's no shortage of natural, green spaces nearby, for you to explore. Walking just a couple of minutes from your door takes you to Abbey Green where you can follow one of the pathways up to the ancient ruins of Barking Abbey and Curfew Tower, the only remaining structure on this medieval site. Keep walking, less than a mile from your home, to enter Barking Park at the Longbridge Road entrance. Here you can rent a pedalo on the boating lake, enjoy a fresh coffee at The Big Friendly Coffee or treat yourself to lunch and a real ale at friendly gastropub, The Acorn.

WHAT ELSE?

- The Boathouse Cafe and Bar is right on your doorstep for exciting live music and DJ events or just to sip a cocktail on their pretty riverside terrace.
- Your own private, off street parking and easy access to the North Circular and A13 motorways, make travelling further afield an effortless endeavour.
- Wander along the river and over the bridge to Triple Two Coffee, for a freshly made brew and a tasty snack while soaking up more of those relaxing riverside vibes.



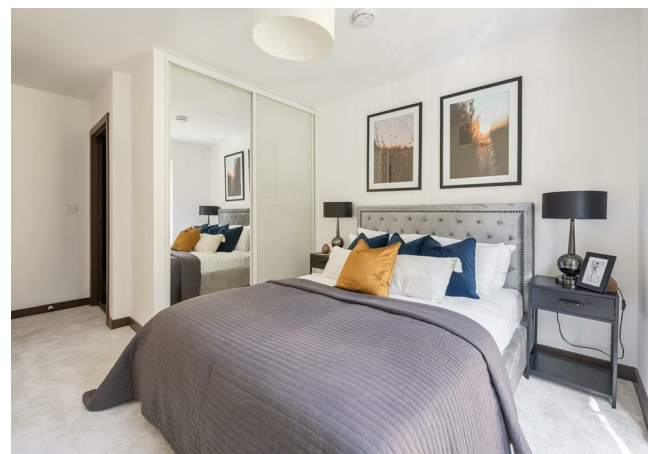
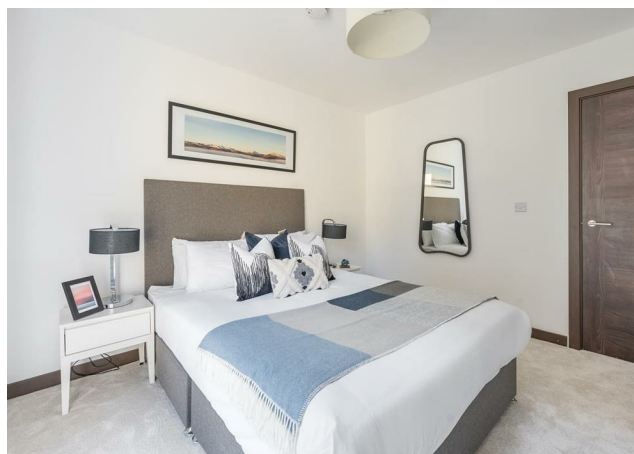
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**Kitchen/Lounge/Diner**

16'4" x 21'1"

**Bedroom**

15'5" x 10'2"

**Ensuite**

7'3" x 6'8"

**Storage**

**Bedroom**

15'5" x 10'2"

**Bathroom**

7'4" x 6'8"

**Balcony**

3'10" x 18'0"



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