



Total Area (Excluding Garage): 59.7 m² ... 643 ft²
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.

Kitchen/Lounge/Diner
13'9" x 17'0"

Bedroom
11'3" x 13'5"

Bedroom
7'9" x 12'3"

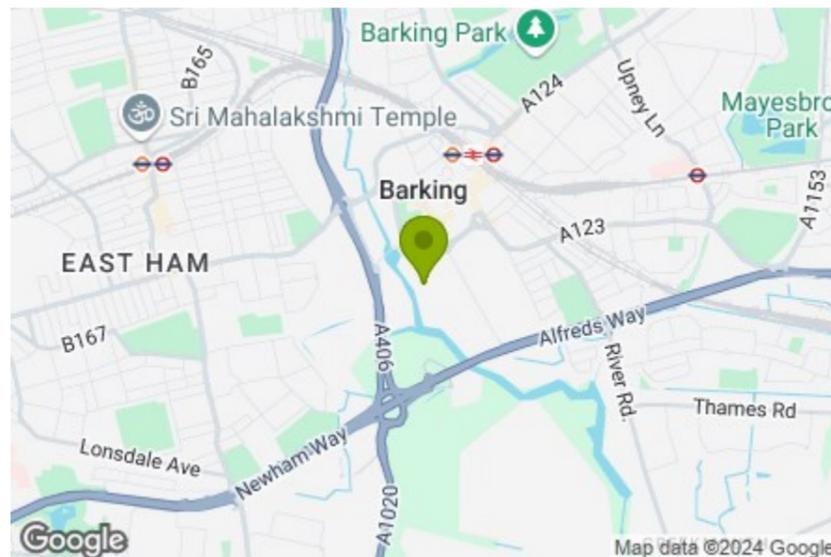
Bathroom
6'3" x 6'10"

Ensuite

Storage

Storage

Garage



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | 84 | 85 |
| (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 | |



ABBEY ROAD, BARKING

Offers In Excess Of £325,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Modern Apartment
- Well Presented
- First Floor
- Two Bathrooms
- Garage
- Small Apartment Block Consisting Of Only Two Flats
- Short Walk To Barking Station
- Moments To Abbey Green

A stylishly appointed two bedroom, two bathroom apartment on the first floor of a smart modern development on the banks of the River Roding. You have the open nature of Abbey Green on your doorstep and Barking station just a half mile on foot.

You have the enviable addition of a private garage as part of your striking new development, and drivers can be on the A13 in around five minutes.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and head straight to the end of your hall for your remarkable, 240 square foot open plan lounge, kitchen and diner. Dual aspect, with onyx-framed floor to ceiling doors leading out to a Juliet balcony, there's no shortage of natural light. Blonde hardwood runs underfoot and you have a corner suite of glossy white and cream cabinets, home to integrated appliances and topped with timber work surfaces.

Back down the hall, and your principal bedroom's a sizeable, 130 square foot double with integrated wardrobes and an en suite shower room finished from top to toe in oversized letterboxes. Bedroom two is next door, another double, and your family bathroom is across the hall, with elegant, ornate vintage tilework underfoot, a vintage suite, metro tiling and a shower over the tub.

Outside and Abbey Green is just three minutes away, home to the perfect spot for a morning run. Alternatively, cross the Roding at Highbridge Road for a riverside canter in just five minutes. Barking

station is a little over half a mile on foot, for the Gospel Oak to Barking Riverside line, direct fifteen minute runs to London Fenchurch Street and access to the District, Circle and Hammersmith & City tube lines.

WHAT ELSE?

- Your new local is the Boathouse Cafe and Bar, less than five minutes on foot for riverside cocktails and a delicious menu.
- You've plenty of discreet, integrated storage in your hallway. Always welcome bonus in London apartment living.
- Abbey Leisure Centre is a great spot for hitting fitness goals, with a state of the art gym, pools, fitness classes and a sumptuous spa. All just seven minutes on foot.



A WORD FROM THE OWNER...

"We've got so many lovely memories in this flat! It's been the perfect first home.

A short walk from Barking Abbey, we've seen a huge change in the area in the last few years - with a shift towards young professionals and families.

In the time we've lived here, we've replaced the floors throughout, the kitchen and both bathrooms. We've added shelving to the two storage cupboards and garage too.

As one of only two flats in the building, it's a peaceful little haven in a gated community, with everything you need on our doorstep: spots for coffee, dinner and drinks; a Saturday morning Park Run, and a variety of supermarkets. Turkish Wood Oven and The Boathouse are our favourites for food and drink!

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