

255 Barking Road, London – E13 8EQ

£680,000 Freehold

CASH BUYERS ONLY • Freehold building converted into four self-contained flats • Potential rental income circa £70,000 per annum (subject to refurbishment) • Ideal cash buyer investment opportunity • Located on Barking Road, E13 — close to Upton Park & Plaistow stations • Excellent transport links to Stratford, Canary Wharf & Central London • Shops, schools, and amenities within walking distance • Ideal for portfolio landlords or investors seeking high-yield returns



**HIGHCASTLE
ESTATES**

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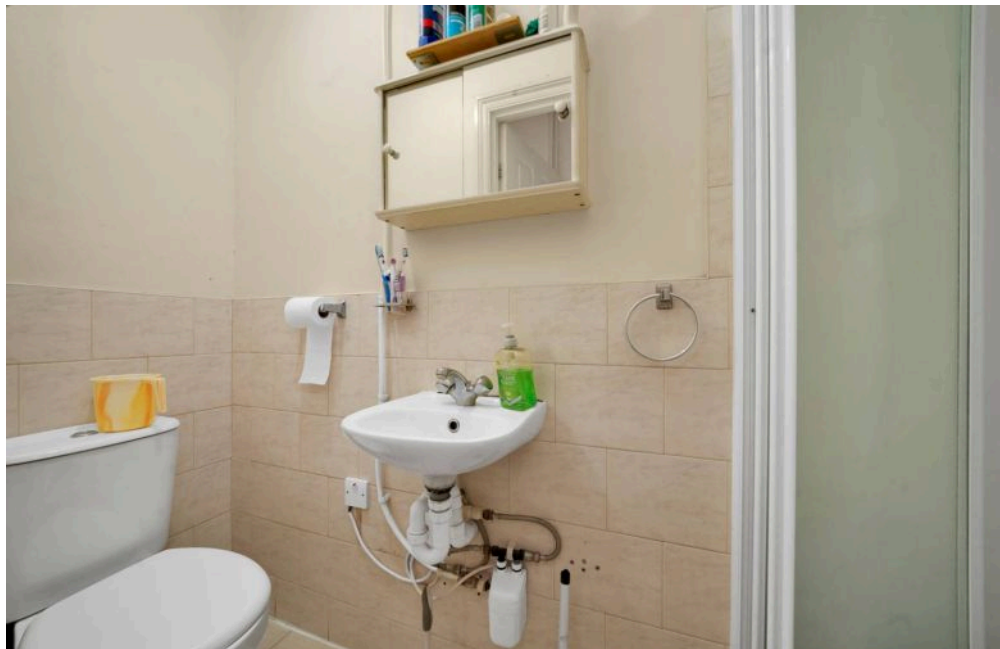
CASH BUYERS ONLY! Fantastic freehold investment opportunity on Barking Road, E13 — a substantial property converted into four self-contained flats, offering huge rental potential of around £70,000 per annum (subject to cosmetic works).

Council Tax band: B

Tenure: Freehold

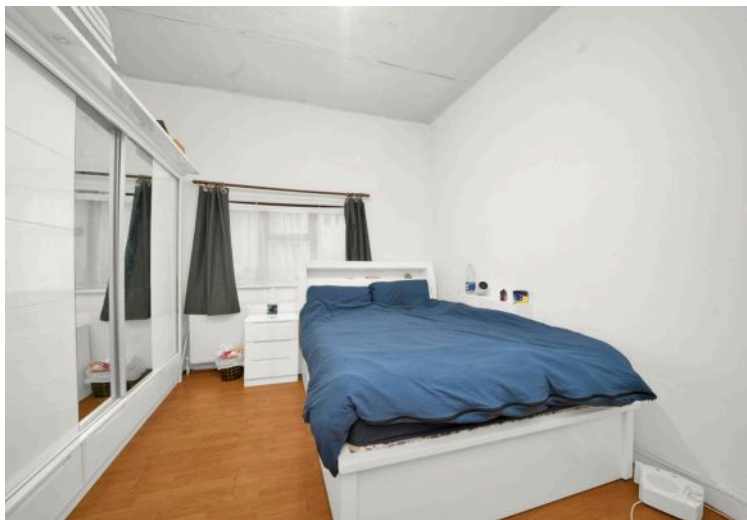
EPC Energy Efficiency Rating: C

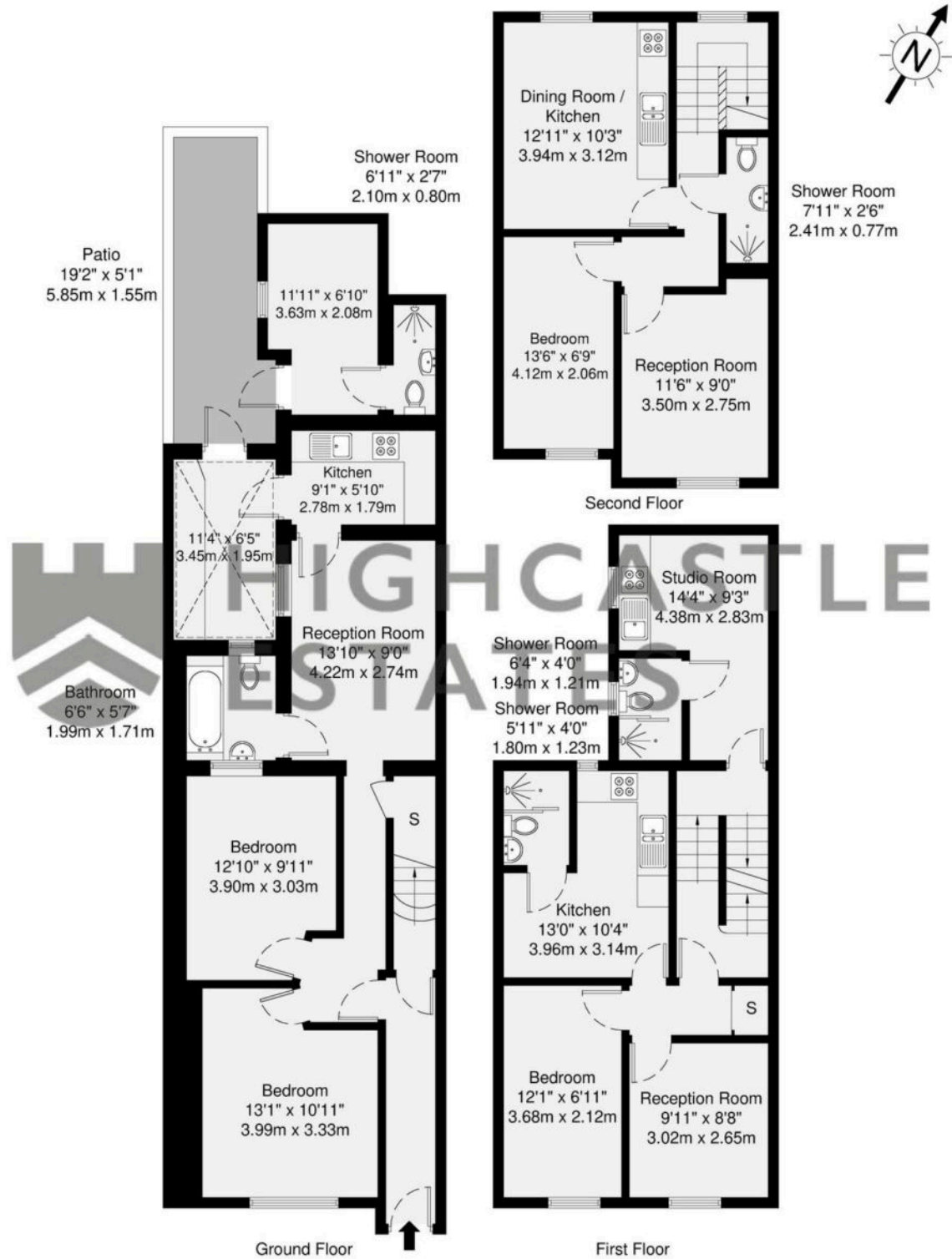
EPC Environmental Impact Rating: C



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GROSS INTERNAL AREA (GIA)
The footprint of the property
175.4 sq m / 1888 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.9 sq m / 20 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
9.0 sq m / 96 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison
VUE**

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