

LEASEHOLD



Flat

TRIUMPH HOUSE ALDERMAN AVENUE BARKING IG11

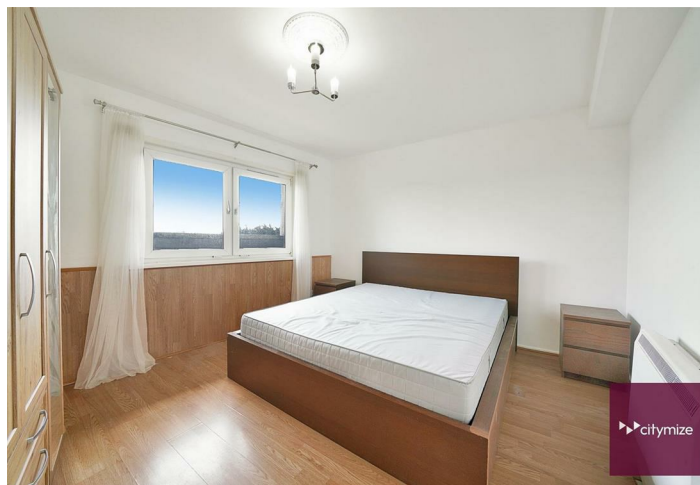
Asking price

£215,000

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FEATURES

- BTL investment only
- Private balcony with storage
- Bathroom with electric shower
- Secure entry and lift access
- Open-plan lounge/ new fitted kitchen
- Laminate flooring throughout
- Bright, well-maintained interiors
- Approx. 104 years remaining on lease



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2 Bedroom Flat located in Barking

Lounge/Kitchen

14'7" x 10'11"

Stepping into this open-plan space, you're immediately greeted by an abundance of natural light pouring in through the large windows. The layout feels genuinely spacious, offering a comfortable and inviting area to relax and unwind. The kitchen is thoughtfully integrated, featuring a good selection of cream-coloured base and wall units that provide ample storage. A fitted oven and hob are already in place, and there is designated space for a washing machine – a practical and convenient touch. A tiled splashback adds a smart, clean finish, while the laminate flooring runs throughout, creating a cohesive and low-maintenance environment. Overall, the space is clean, functional, and well-suited to both everyday living and casual entertaining.

Master Bedroom

13'1" x 11'7"

This is a really generously sized master bedroom. The laminate flooring continues here, contributing to the bright and airy feel. The large window allows plenty of daylight and offers views of the surrounding area. There is ample room for a large bed as well as space for a substantial wardrobe, providing excellent storage potential. The room feels calm and inviting, making it a true retreat.

Second Bedroom

10'9" x 8'8"

This room offers a highly practical and versatile space. Generously sized, it could comfortably function as a guest room, a child's bedroom, or a productive home office.

The light grey-toned flooring lends a modern, clean aesthetic, perfectly complemented by neutral white walls. A key feature is the window, which allows for a pleasant flow of natural light, enhancing the bright and airy feel of the room.

Bathroom

8'2" x 5'6"

The bathroom features a standard white three-piece suite, comprising a bath with an electric shower above, offering added flexibility. The wall-mounted basin and WC are neatly integrated, maximising the available space.

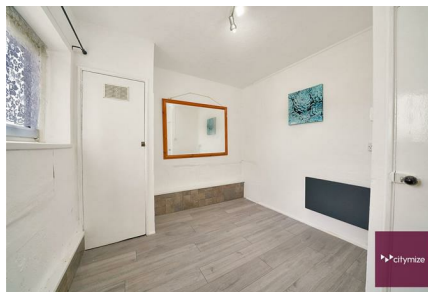
Partial tiling around the bath and sink provides a practical and attractive finish. A window is a valuable feature, allowing natural light to enter and providing ventilation.

Balcony

11'3" x 2'6"

The private balcony is a definite bonus, providing a dedicated outdoor space. It is a good size and can comfortably accommodate a small table and chairs, making it perfect for enjoying a morning coffee or

some fresh air. For added convenience, the balcony is fitted with protective netting and features a surprisingly useful built-in storage area, ideal for keeping outdoor items neatly tucked away.



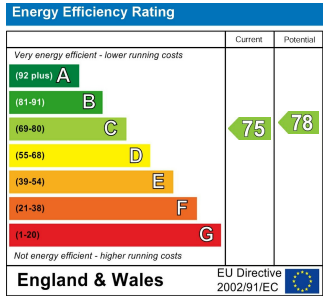
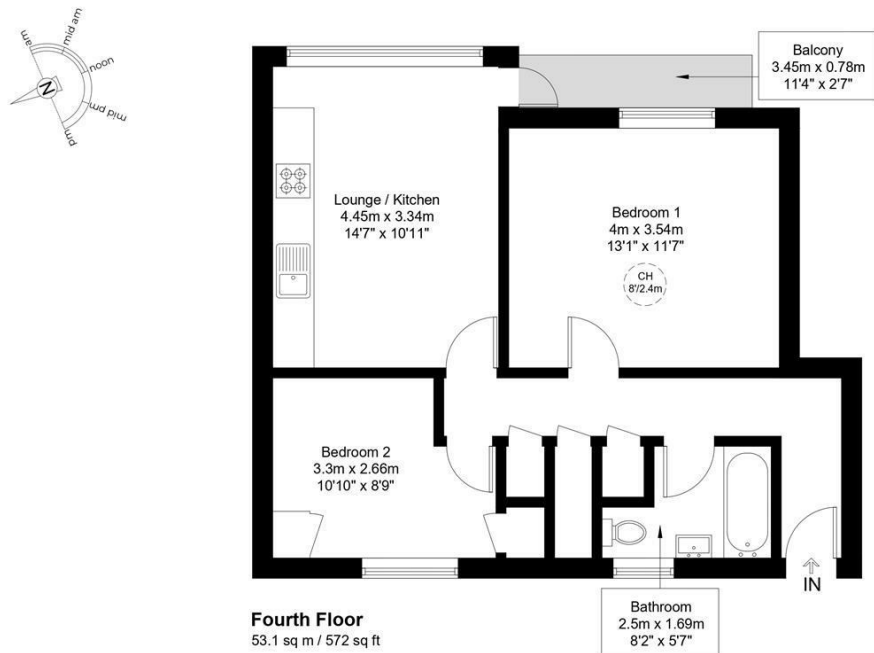
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Council Tax Band
A

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Approximate Gross Internal Area = 53.1 sq m / 572 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

