

## Mayflower House, 13 Westbury Road, Barking, Essex, IG11 7PJ

Guide Price £250,000

- First floor flat
- \*\* Guide price £250.000 - £265.000 \*\*
- Communal gardens
- Two spacious bedrooms
- Ideal for first-time buyers or investors
- Excellent transport links

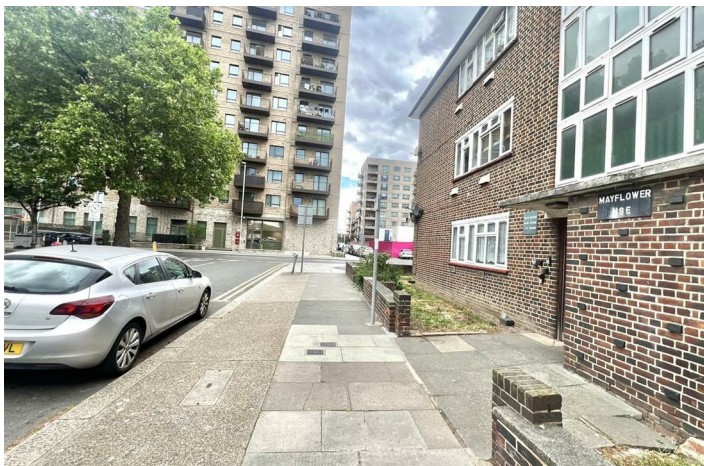


# 13 Westbury Road, Barking IG11 7PJ

TWO Bedroom First Floor Flat | Mayflower House, Short walk to Barking station.



Council Tax Band:

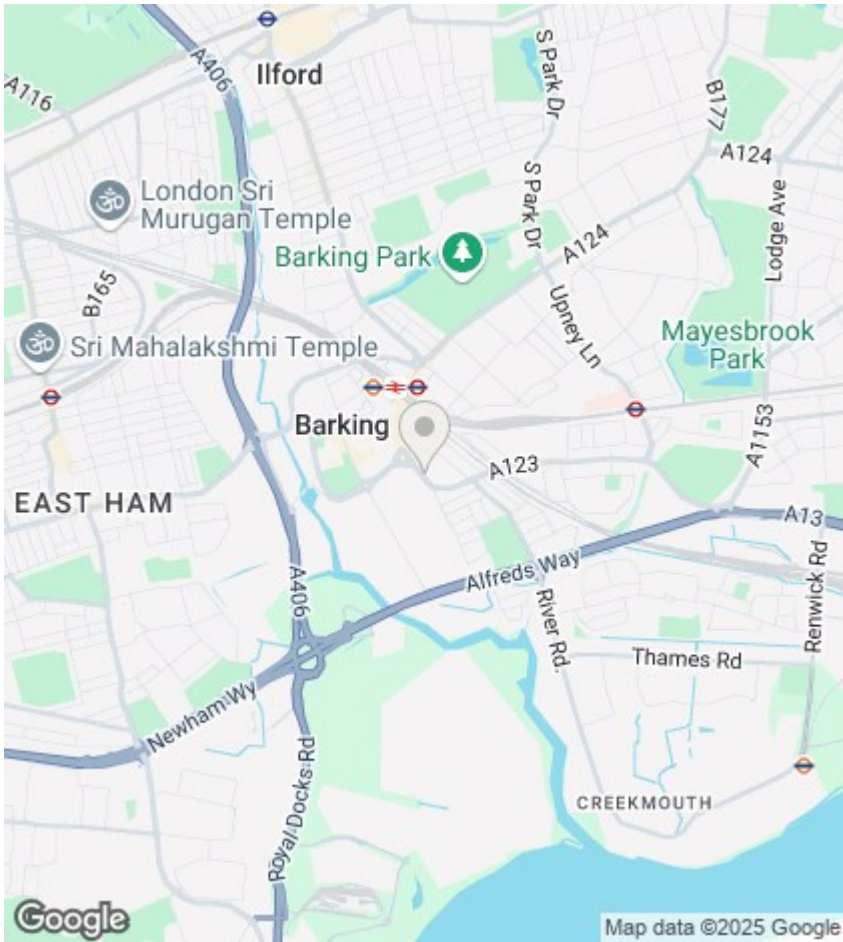


Maybury Estates are delighted to offer for sale this spacious and well-presented 2-bedroom flat situated on the first floor of Mayflower House, offering excellent value in one of Barking's fastest-growing locations.

This property features a large lounge, two generously sized bedrooms, and access to communal gardens, making it ideal for first-time buyers or as a buy-to-let investment. Located just a short walk from Barking station, the flat enjoys fantastic transport links to central London and beyond.

Set within a regeneration hotspot, Barking is seeing significant investment which is driving property demand and prices upward—making this a prime opportunity for capital growth.





## Directions

## Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      | 81        |
| (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 |           |

