



## Barking Road, London

Guide Price £240,000



- No onward chain
- Refurbished two bedroom flat
- Two good size bedrooms
- Brand new open plan lounge/kitchen
- Modern shower room
- Excellent commuter location
- 0.7 miles of Plaistow Underground station and 0.8 miles of Canning Town Underground station
- Long lease of approximately 105 years
- Option of a sitting tenant currently paying £1250pcm



**Offered for sale with no onward chain is this recently refurbished two bedroom second floor flat in an excellent location for commuters just 0.7 miles of Plaistow Underground station and 0.8 miles of Canning Town Underground station. The property comprises of a lovely brand new open plan lounge/kitchen, modern shower room and two good size bedrooms. The property further benefits from a long lease of approximately 105 years remaining.**

**GUIDE PRICE - £240,000-£260,000**

Large open plan lounge/kitchen 14'5 x 11'8 has a light and airy feel with modern décor. Colour washed wooden style flooring. Smooth ceiling with ample spot lighting. Multiple double glazed windows. Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for other appliances. Tiling to splash backs.

Shower room comprises, shower, wash hand basin and low level wc. Tiling to walls. Heated towel rail.

Bedroom one 11'8 x 9'3 Double glazed window. Smooth ceiling.

Bedroom two 11'8 x 7'1 double glazed window. Smooth ceiling.

Council Tax Band: B

Local Authority: Newham

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



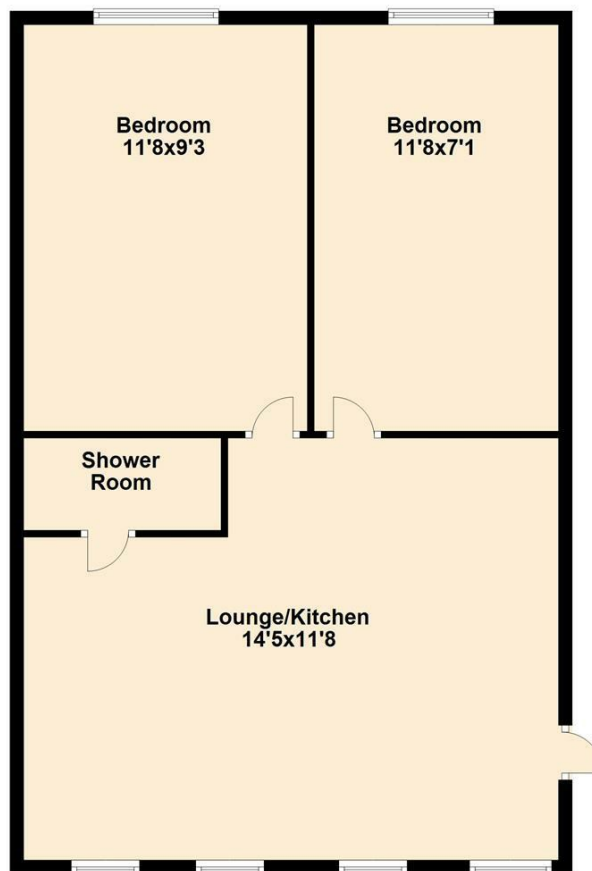
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# Local Life

Plaistow is a suburban area of East London, within the London Borough of Newham. It adjoins Upton Park to the north, East Ham to the east, Beckton to the south, Canning Town to the south-west and West Ham to the west. Plaistow North and Plaistow South are two of the ten electoral wards making up the UK parliamentary constituency of West Ham.



Floor Plan





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