



PRICE GUIDE

£350,000

Handley Page Road

Essex, IG11 0UY

Guide Price: £350,000 - £375,000

The apartment is situated within Cornelius House, a well-regarded and secure residential building. Upon entry, you're welcomed into a bright and airy open-plan living space. Large windows allow plenty of natural light. The living area leads onto a spacious private balcony - a perfect spot for relaxing.

The stylish, fully fitted kitchen features contemporary integrated appliances and ample counter space.

There are three generously sized bedrooms. The master bedroom benefits from a private en-suite bathroom, while the remaining two bedrooms are served by a modern family bathroom, both finished to a high standard with sleek fixtures and fittings.

Additional features include a secure entry system and an allocated parking space. The property is ideally located close to a variety of local amenities, schools, and green open spaces. Excellent transport links - including the new Barking Riverside Station and nearby bus routes - ensure easy access to Central London and beyond, making commuting straightforward.

Offering a rare combination of space, style, and location, this apartment presents a fantastic opportunity to join a vibrant riverside community with strong future growth potential. Offered chain free

Leasehold: 115

Service Charge: £4,581 per annum

Ground Rent: £420 per annum

Council Tax: Band C



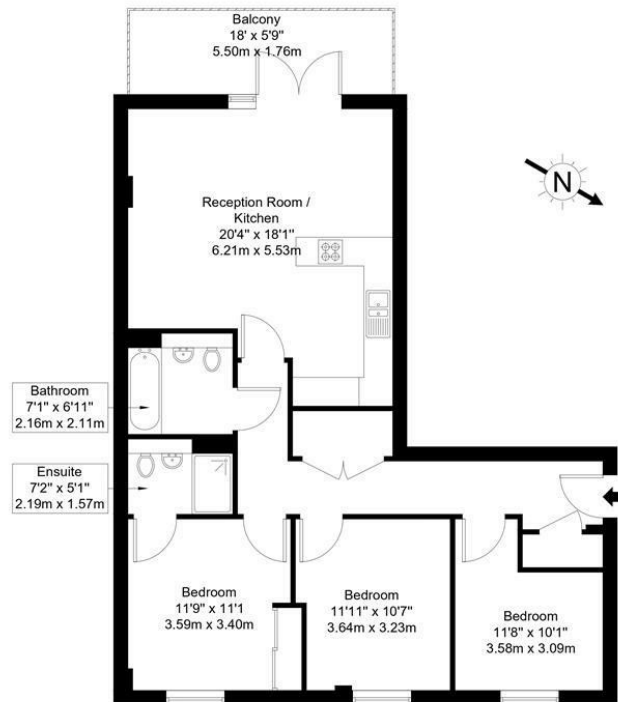


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Approx Gross Internal Area = 88.2 sq m / 949 sq ft

Balcony = 9.7 sq m / 104 sq ft

Total = 97.9 sq m / 1053 sq ft



Third Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	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	

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/tenants are advised to recheck the measurements

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