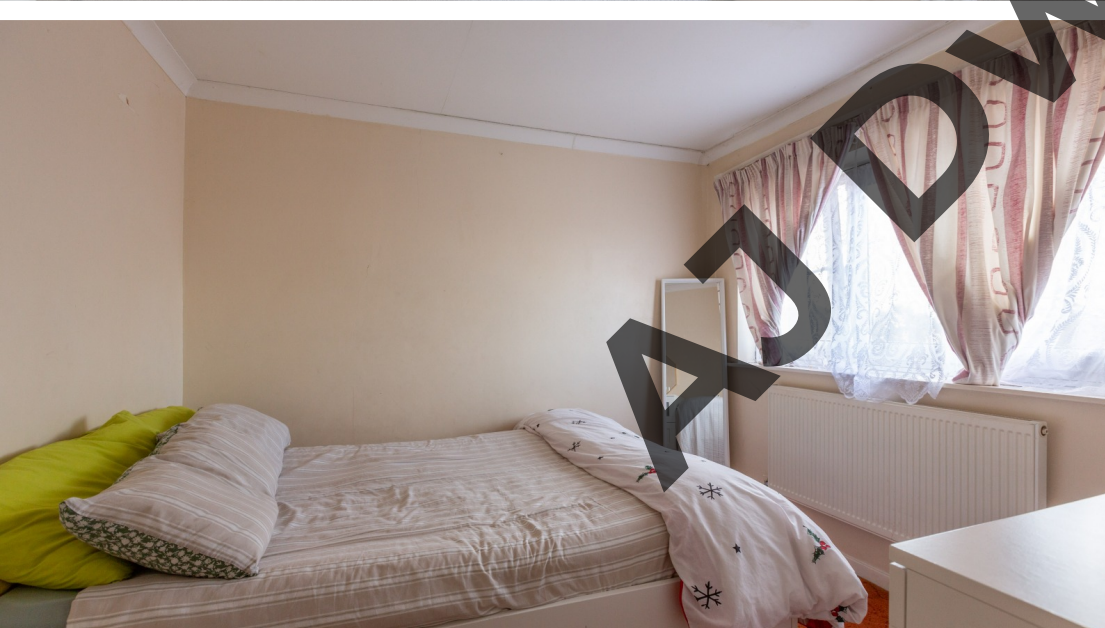




 **3**  
Bedrooms

 **1**  
Bathroom





### **Property Description:**

The property is situated on the second and third floor and features from a spacious reception/dining room, separate fitted kitchen, 1-kingsize bedroom, 2-double bedrooms and a family bathroom. The flat also benefits from central heating and double glazing throughout. Additionally, the property provides communal residence parking.

The property is located within walking distance to all local amenities, including grocery stores, off-licenses, public transportation and Mayesbrook Park.

Property is a 2 minutes' walking distance to Upney Underground Station (District Line) and approximately 8 minutes drive to Barking Market, There you will find all the shopping facilities you need including Shopping Centre, market, cinema and access to restaurants and leisure facilities. The A13 is also close by, making Central London accessible by car in a little over half an hour.

### **Nearest Stations:**

Upney Station: District Line (0.0 miles)  
Barking Heath Station - District Line (0.9 miles)  
Becontree Station - District line (1.1 miles)

### **Nearest Schools:**

Eastbury Primary School - 0.1 miles  
Manor Junior School - 0.3 miles  
Barking Abbey School - 0.3 miles

### **Additional Information:**

The property is located in the London borough of Barking & Dagenham, council tax band (B). Flat comes with £1,600 service charges and £10 Ground rent per annum. The flat is Leasehold with 90 years of remaining lease.

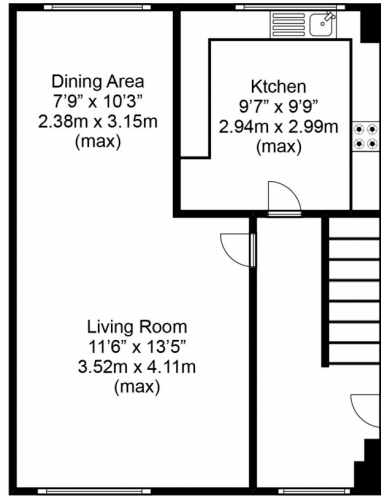
This 3-bedroom Maisonette would appeal to many families & Investors.

Asking Price: £ 285,000

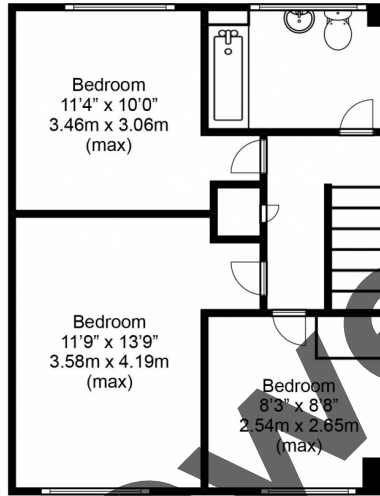
AJ dwellings Estate Agents also offer a professional, Lettings and Management Service. If you are considering renting your property or looking at buying or selling then please call on the number shown above.



Approx. total floor area  
 841 SQ.FT.  
 78.22 SQ.M.



Second Floor  
 Approx. floor area  
 421 SQ.FT.  
 39.11 SQ.M.



Third Floor  
 Approx. floor area  
 421 SQ.FT.  
 39.11 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		70	71
		EU Directive 2002/91/EC	

Address: Barking, I

