

PAYNE & Co



Gurney Close, Barking

Guide Price £240,000

Gurney Close, Barking

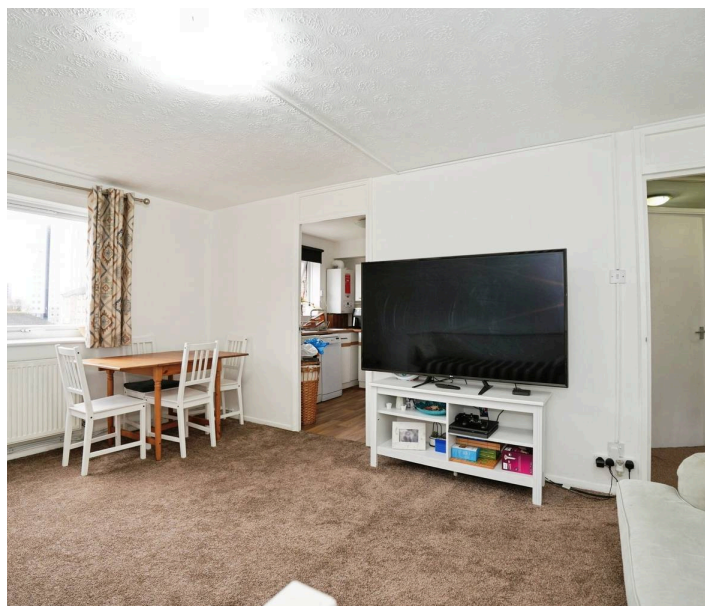
Guide Price £240,000 - £260,000. This two-bedroom flat is for sale in Barking and is located on the second floor with access to communal gardens. The property is in good condition and includes a lounge/diner, a separate kitchen, and a bathroom, offering a practical layout suitable for first time buyers and investors. The lease has approximately 148 years remaining. The flat benefits from nearby local amenities, with Barking town centre offering a range of shops, supermarkets, cafés and services. There are several schools in the wider Barking area, providing options for primary and secondary education.

For transport, Barking Station is the nearest major hub, offering c2c services into Fenchurch Street, with typical journey times of around 15–20 minutes, as well as Underground connections via the District, Hammersmith & City and London Overground lines. This provides links across east and central London. Local bus routes operate in the surrounding area, connecting to neighbouring districts.

Nearby parks in Barking offer green space for walking and recreation, adding to the appeal of the location. Overall, this flat presents a straightforward option for those looking to buy in an established residential area with public transport links, nearby schools and local amenities.

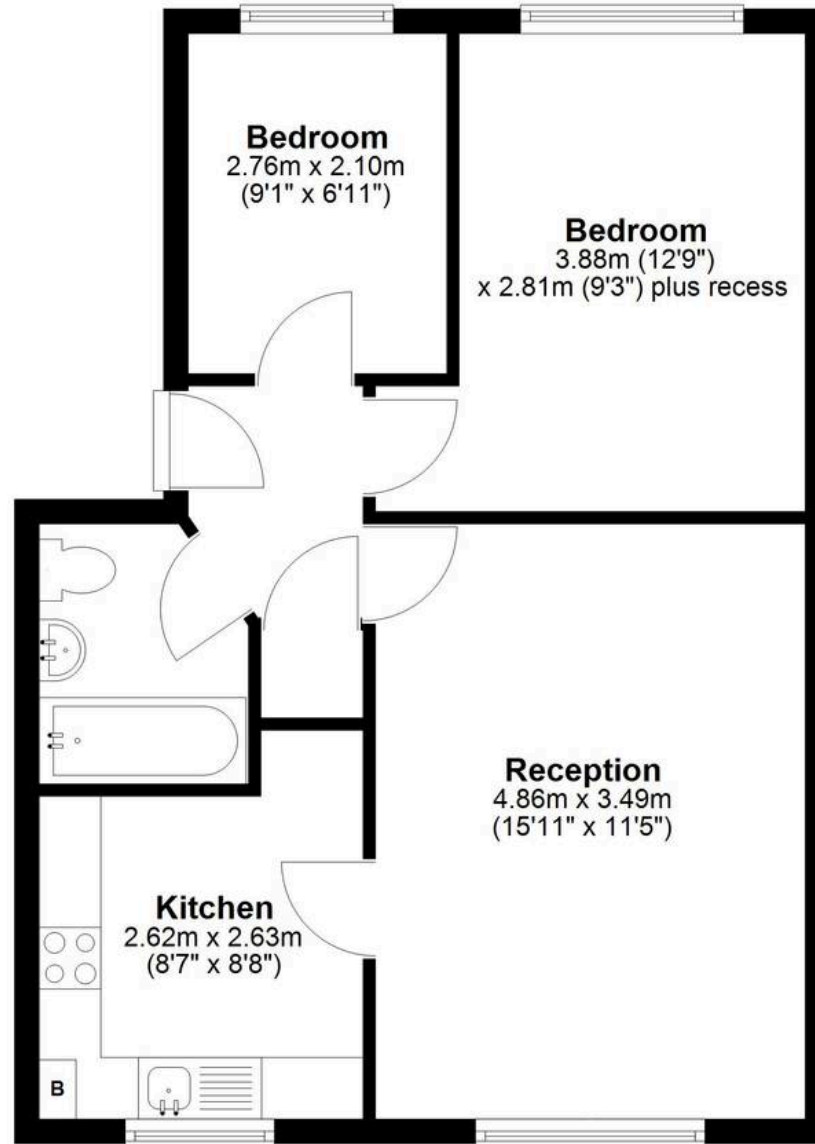
Council Tax band: B | Tenure: Leasehold | EPC Rating: C

- Two bedroom second floor flat
- Spacious lounge with dining area
- Separate fitted kitchen
- Access to communal gardens
- Ideal for first time buyers
- Attractive option for investors
- Excellent rail and Underground links



Second Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 50.3 sq. metres (541.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



PAYNE & Co



Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

020 8518 3000 • ilford@payneandco.co.uk • payneandco.co.uk

A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.