



## Manwell Lane, Barking

Offers Over £300,000



- Immaculate second-floor apartment
- Stunning open-plan kitchen/diner/lounge
- Private balcony for morning coffees & sunset socials
- Two genuine double bedrooms
- Principal bedroom with sleek en-suite
- Contemporary family bathroom
- Excellent built-in storage throughout
- Underground allocated parking space
- Just 0.5 miles to Barking Riverside station
- 114-year lease for peace of mind



# Immaculate two-bedroom second-floor apartment on Manwell Lane, featuring stunning open-plan living, balcony, en-suite, underground parking and 114-year lease — just 0.5 miles to Barking Riverside station.

Welcome to your next chapter — and what a stylish chapter it is! Found on Manwell Lane, Barking, this immaculate second-floor (lift service) stunner is serving space, light and lifestyle in one seriously impressive package.

Let's start with the heart of the home... the showstopper open-plan kitchen/diner/lounge. It's big, it's bright, and it's beautifully laid out for everything from lazy Sunday brunches to Friday night wine-and-pizza soirées. Slide open the doors and step straight onto your private balcony — morning coffee spot? Summer sunset vibes? Instagram backdrop? It does it all!

Two generous double bedrooms mean no box-room compromises here. The principal bedroom comes complete with sleek en-suite shower room (because mornings should be calm, not competitive). There's also a stylish family bathroom, loads of clever storage (we love a clutter-free aesthetic), and — wait for it — underground parking. Yes, really.

Location-wise? You're just 0.5 miles from Barking Riverside station, making commuting a breeze while still enjoying a peaceful residential setting. And with a healthy 114-year lease, this isn't just a home — it's a smart long-term move.

Modern. Spacious. Effortlessly cool.

This one's not just ready to move into — it's ready to show off.



#### THE SMALL PRINT:

Council Tax Band: C  
 Local Authority: Dagenham and Barking  
 Lease - 114 years  
 Ground Rent - £400PA  
 Service Charge - £3400

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



