



Dawson Apts, Kings Hill, Barking IG11

£350,000



Dawson Apts, Kings Hill, Barking IG11

Brookings is proud to present this exceptionally spacious and stylishly presented top-floor apartment, located in the heart of the landmark **Barking Riverside Development**. Perfectly positioned for professionals and families alike, this home combines contemporary design with future-ready connectivity.

The Home

The heart of the property is a bright, **open-plan living, dining, and kitchen area**, seamlessly extending onto a **private balcony**—perfect for evening relaxation. The modern kitchen is fully equipped with integrated appliances and upgraded with a **premium Harvey water filter system**.



Both bedrooms are generous doubles; the principal suite features a sleek en-suite shower room, complemented by an additional contemporary family bathroom. For peace of mind, the property retains **7 years of its NHBC warranty**.

Amenities & Security

- **Security:** Secure entry system and lift access.
- **Storage:** Two dedicated bicycle store rooms (ground floor and podium level).
- **Environment:** Immediate access to newly opened parklands and communal spaces.

Dawson Apts, Kings Hill, Barking IG11

A Connected Future

Barking Riverside is one of London's most exciting growth zones. Residents enjoy world-class transport links:

- **River Travel:** Barking Riverside Pier offers **Uber Boat (Thames Clippers)** services, connecting you to Woolwich (DLR & Elizabeth Line) and beyond.
- **Rail:** A short walk to the Overground station provides rapid access to **Stratford (14 mins)** and **Liverpool Street (25 mins)**.
- **Community:** Home to the **Ofsted 'Outstanding'** Riverside School, the area is set to evolve further with 65,000 sq. m of upcoming retail, dining, and healthcare facilities.

Barking Riverside Station is 0.2 miles.



Lease Details:

999 year lease from 31st March 2019

(993 years remaining).

Service Charge £3,960.49

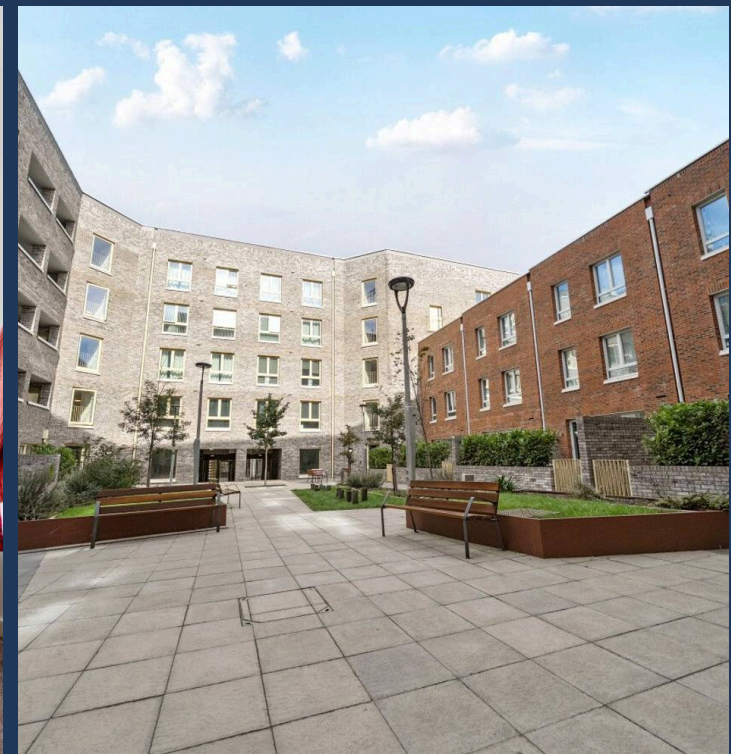
Ground Rent Nil

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

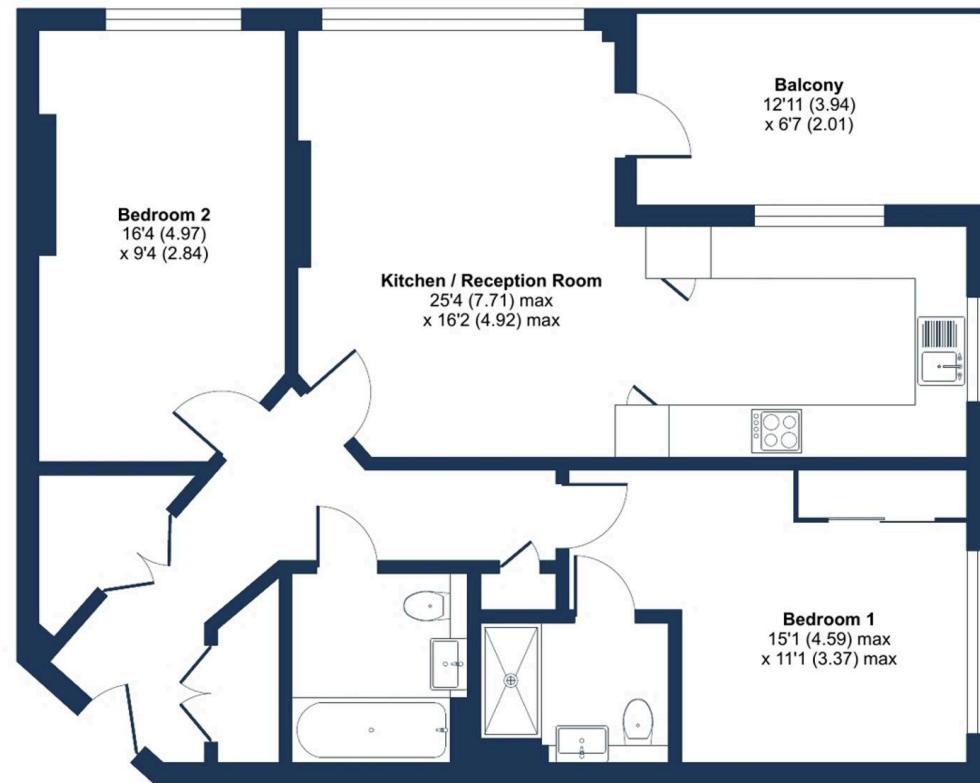
EPC Environmental Impact Rating: A



Kings Hill, Barking, IG11

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



FIFTH FLOOR