



## Breacher House, Handley Page Road, Barking

Guide Price £220,000



- No onward chain
- A beautifully presented and fantastic size one bedroom apartment
- Constructed in 2018 with a long lease of approximately 115 years remaining
- Excellent size living space throughout
- Lovely size lounge with its own balcony
- Modern kitchen and modern bathroom
- Large bedroom with fitted wardrobes
- Covered underground parking with allocated parking space
- Lift access and secure intercom entry system
- Surrounded by green spaces including childrens play area's



**\*GUIDE PRICE £220,000 - £240,000\***

**One-bed flat with balcony, modern kitchen, bathroom, fitted wardrobes. Lift, underground parking, green spaces. 115-year lease, no chain. First-time buyer or downsizer with style points.**

Welcome to Breacher House, a beautifully presented one-bedroom apartment located on Handley Page Road in Barking. Constructed in 2018, this flat offers a fantastic living space with a long lease of approximately 115 years remaining, making it an excellent investment for both first-time buyers and those looking to downsize whilst being sold with the advantage of no onward chain.

As you enter the apartment, you are greeted by an inviting entrance hallway that leads to a spacious lounge, complete with its own balcony, perfect for enjoying a morning coffee or evening relaxation. The stunning kitchen is designed with modern living in mind, providing both functionality and style. The apartment also features a contemporary bathroom and a generously sized bedroom, which benefits from fitted wardrobes, ensuring ample storage space.

Residents will appreciate the convenience of a covered underground car park with an allocated parking space, as well as well-maintained communal areas. The property is equipped with lift access and a secure intercom entry system, enhancing both comfort and security.

Surrounded by green spaces, including a children's play area, this apartment is ideal for those who enjoy outdoor activities or simply wish to unwind in a tranquil environment. Breacher House offers a perfect blend of modern living and community spirit, making it a delightful place to call home. Don't miss the opportunity to view this exceptional property.



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#### THE SMALL PRINT:

4th floor  
Lift access  
Viessmann Combination boiler  
Length of Lease: 115 years remaining  
Annual Ground Rent: £300.00  
Annual Service Charge: £2,500  
Freeholder: tbc  
Council Tax Band: B  
Local Authority: Barking & Dagenham

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.



