

LEASEHOLD



Green Lane Residential



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Flat - Conversion (EPC Rating: C)

140 ST. AWDREYS ROAD, BARKING, IG11 7QE

Offers over

£225,000

Green Lane Residential

Your personal estate agents with over 50 years experience



# 1 Bedroom Flat - Conversion located in Barking

Green Lane Residential are delighted to offer for sale this well-positioned one-bedroom ground floor garden flat, situated in a prime location within Barking and conveniently located for excellent transport links, local amenities, and the vibrant town centre.

Offering approximately 462 Sq Ft of internal accommodation, the property presents an exciting opportunity for both owner-occupiers and investors alike. The flat is offered with significant potential for a ground floor extension (subject to the necessary consents), providing scope to substantially increase both the overall living space and future value of the property.

The current accommodation comprises a well-proportioned reception room, separate kitchen, bedroom, bathroom, and direct access to a private rear garden.

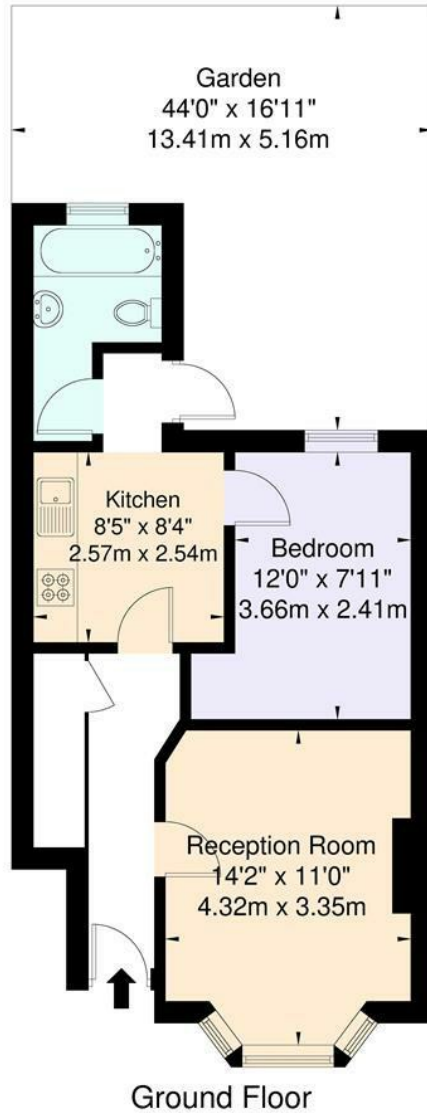
Further benefits include a long remaining lease of approximately 129 years, making this an attractive long-term purchase in a highly sought-after location.

An early viewing is highly recommended to fully appreciate the potential this property has to offer.





St Awdry's Road IG11  
 Approximate Gross Internal Area = 43 sq m / 462 sq ft



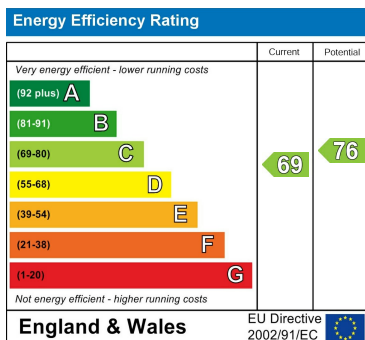
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

**B**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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