



## Abbey Road

, Barking, IG11 7BF

£190,000



We are acting in the sale of the above property and have received an offer of £165,000

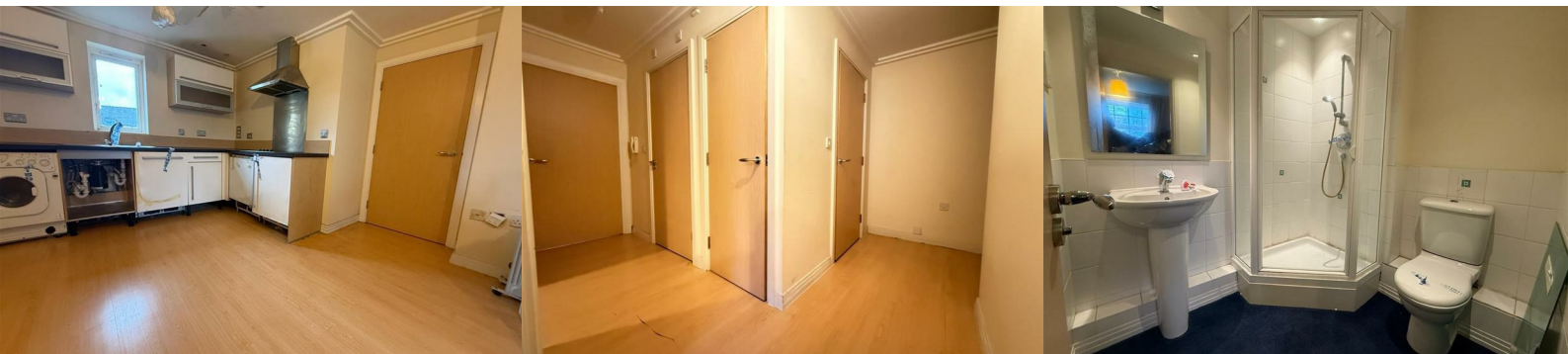
Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 01/07/26

### CASH BUYERS

Nestled on the renowned Abbey Road in Barking, this charming second-floor flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The two bathrooms provide ample facilities, ensuring that morning routines run smoothly and comfortably. The modern design and thoughtful layout create an inviting atmosphere throughout the flat, making it a perfect



## ENTRANCE

lift to second floor.

## LOUNGE/KITCHEN 20'2" x 13'0" (6.16m x 3.97m)

Range of wall and base units. Electric cooker with extractor fan above. Further access to the balcony area.

## BEDROOM ONE 10'4" x 9'10" (3.16m x 3.02m)

Double glazed window to side. Heater.

## EN-SUITE 6'6" x 5'8" (1.99m x 1.74m)

Shower cubicle, wash hand basin and low flush w.c.

## BEDROOM TWO 9'10" x 9'8" (3.02m x 2.95m)

Double glazed window to side. Heater.

## BATHROOM 8'2" x 6'3" (2.50m x 1.93m)

Panelled bath, wash hand basin and low flush w.c.

## EXTERIOR

Parking for one car.

## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website: <https://www.sandradavidson.com/>

Redress

We hold independent redress with The Property Ombudsman

## SELLERS NOTE

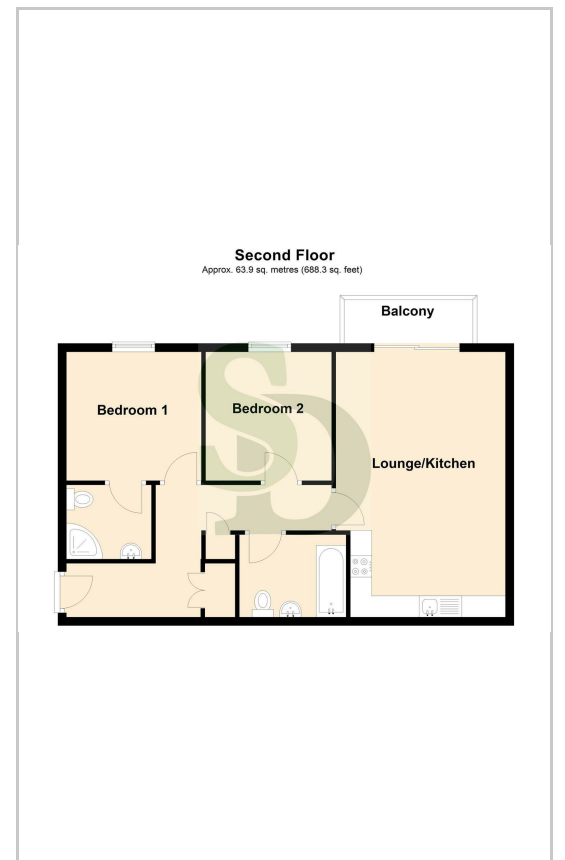
-Seller advised the property is sold as seen.

-The solicitors confirmed that "The lease states that the customer has the right to use the garage marked G82 on the plan, or such alternative garage as may be notified to the tenant by the landlord."

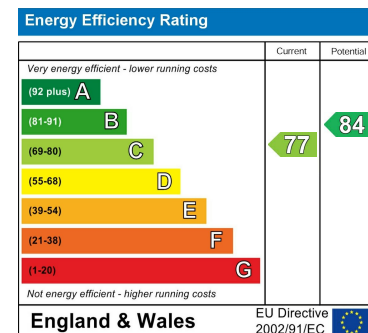
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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