



Cornelius House, Handley Page Road, Barking, IG11 0UY

welcome to

Cornelius House, Handley Page Road, Barking

Beautiful Newly-Refurbished Two-Bedroom Apartment with Balcony, En-Suite and Private Parking - Cornelius House, Barking.

A Fantastic Opportunity to purchase a Well-Presented Two-Bedroom Apartment in the Developing Barking Riverside area, featuring Excellent Transport Links.



William H Brown Barking is delighted to offer this Chain-Free, Fifth-Floor Apartment in the Cornelius House development at Barking Riverside.

Recently Refurbished Throughout with New Carpets, the property offers Comfortable Modern Living and features a Sleek Modern Fitted Kitchen with Washing Machine included and opens onto the Lounge, creating a Welcoming Living and Entertaining Space. Patio Doors lead onto a Private Balcony, perfect for relaxing and enjoying the surroundings.

There are Two Bedrooms, including a Spacious Master with Fitted Wardrobes and Contemporary En-Suite Shower Room, plus a Modern Family Bathroom, Ideal for Family Members and Visiting Guests.

Further benefits include an Allocated Parking Space, Communal Garden for Residents to Enjoy and Approximately 114 years Remaining on the Lease.

Ideally located within walking distance of Barking Riverside Station, Local Amenities, Schools, and Barking Riverside Pier with Thames Clippers services, this property offers Excellent Transport Links into London.

An Ideal Purchase for First-Time Buyers, Commuters, Families and Investors looking for a Move-In-Ready Home in one of East London's Fastest-Growing riverside communities.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge/Kitchen

Balcony

Bedroom One

Shower En-Suite

Bedroom Two

Bathroom



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- WILLIAM H BROWN BARKING EXCLUSIVE
- CHAIN FREE
- ALLOCATED PARKING SPACE
- OVER 110 YEARS REMAINING ON LEASE
- EXCELLENT TRANSPORT LINKS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3490.00

Ground Rent: 360.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£275,000



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Property Ref:
BKG103713 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 **william h brown**
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