



Crossness Road, Barking, IG11 0TE

Offers In Excess Of £300,000



Crossness Road

Barking, IG11 0TE

- EPC - B
- EN-SUITE
- EASY ACCESS TO A13 AND A406
- GAS COOKER
- BARKING RIVERSIDE STATION
- TWO DOUBLE BEDROOMS
- LIFT TO THIRD FLOOR FLAT
- PARKING FOR ONE CAR
- DOUBLE GLAZED WINDOW
- SCHOOL AND LOCAL AMENITIES

Nestled on the charming Crossness Road in Barking, this purpose-built 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 peaceful retreat in a vibrant area.

The flat features a spacious open plan reception room, perfect for entertaining guests or enjoying a quiet evening in. The two bathrooms provide added convenience, ensuring that morning routines run smoothly for all occupants.

For those who value parking, this property includes space for one vehicle, a rare find in urban living. The location is well-connected, making it easy to access local amenities, transport links, and green spaces, enhancing the overall appeal of this residence.

This flat is not just a place to live; it is a home that offers a comfortable lifestyle in a welcoming community. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy modern living in Barking.



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COMMUNAL ENTRANCE

ENTRANCE TO FLAT

OPEN PLAN KITCHEN - LIVING ROOM

30'10" max x 15'3" max (9.42m max x 4.66m max)

BEDROOM ONE 16'0" max x 11'2" (4.89m max x 3.41m)

EN-SUITE TO BEDROOM ONE

6'11" x 5'1" (2.13m x 1.57m)

BEDROOM TWO

14'7" x 9'0" (4.47m x 2.76m)

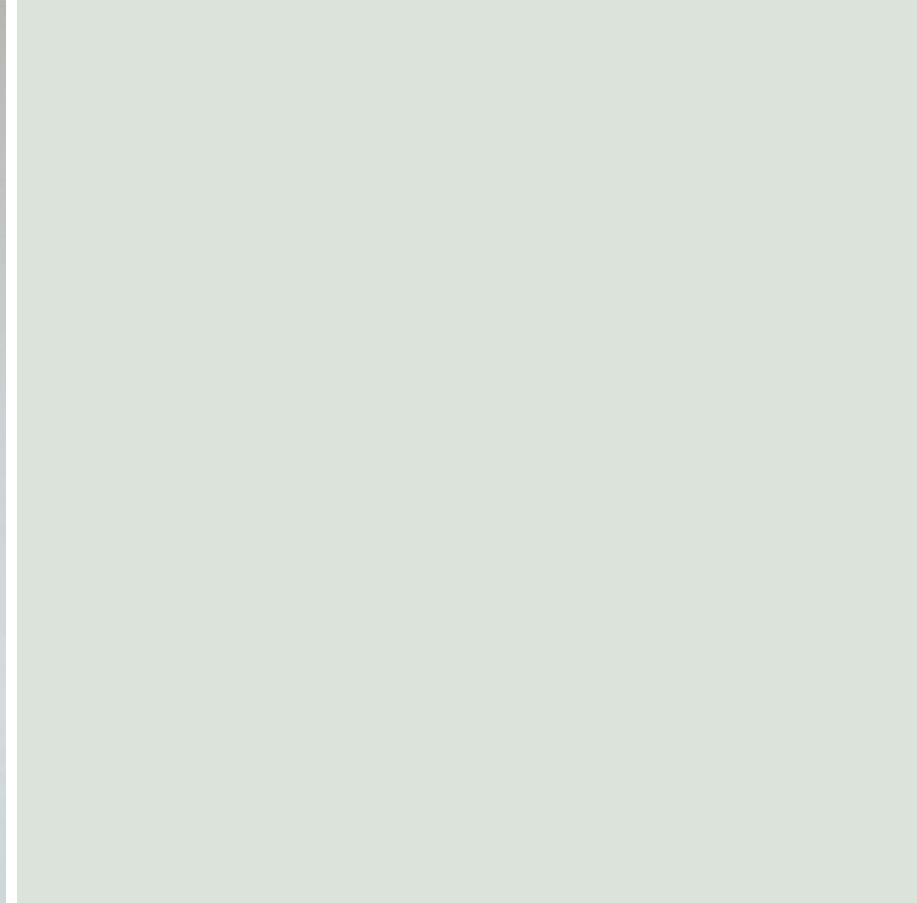
BATHROOM

7'3" x 6'11" (2.21m x 2.11m)

BALCONY

PARKING

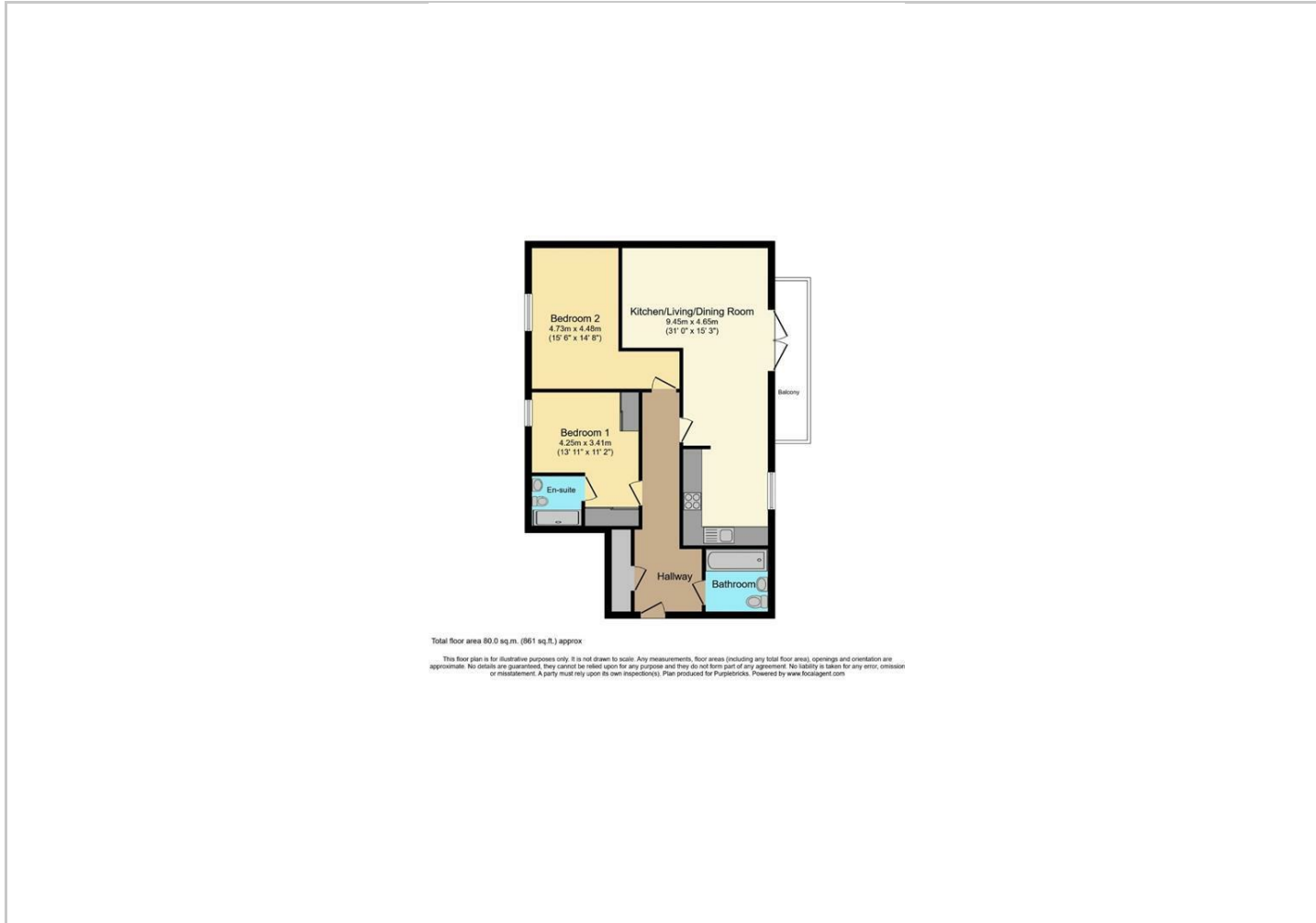
AGENTS NOTE



Directions



Floor Plans



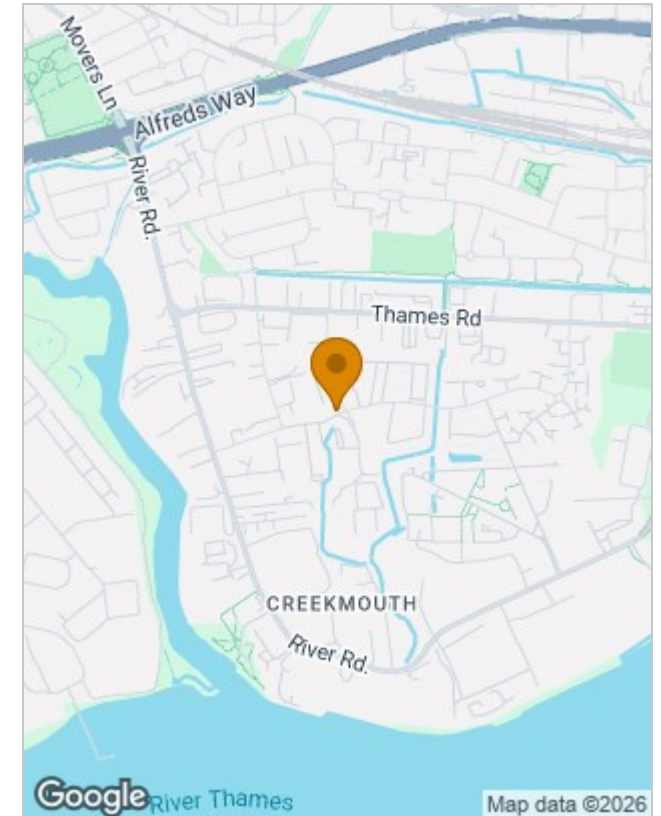
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	