



TOTAL FLOOR AREA: 487 sq. ft. (45.1 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, corners and other details are approximate and no responsibility is taken for any error or omission in this information. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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Barking & Dagenham Council
Tax Band B

EPC Band C

Periodic Tenancy

5 Week Security Deposit
£1,673.00

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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13 Abbey Road, Barking, IG11 7BZ

£1,450 Per Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



CHURCHILL
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Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk



Welcome to this charming one-bedroom flat located at 13 Abbey Road in Barking. This delightful property is available for immediate occupancy and offers a perfect blend of comfort and convenience. Situated on the first floor, the flat is easily accessible via a lift, making it suitable for all.

As you enter, you will find a spacious reception room that seamlessly connects to an open-plan kitchen and living area, creating an inviting space for relaxation and entertaining. The modern bathroom has been recently updated, ensuring a fresh and contemporary feel throughout the home.

The flat has been recently redecorated, providing a clean and stylish environment for its new occupants. With gas central heating and double-glazed windows, you can enjoy warmth and tranquility, regardless of the season.

Location is key, and this property does not disappoint. It is conveniently close to Barking Station, offering excellent transport links for commuters. Additionally, local amenities are just a stone's throw away, making daily errands and leisure activities easily accessible.

For added security and peace of mind, the flat is equipped with an entry phone system. This property is ideal for individuals or couples seeking a modern living space in a vibrant area. Do not miss the opportunity to make this lovely flat your new home.

