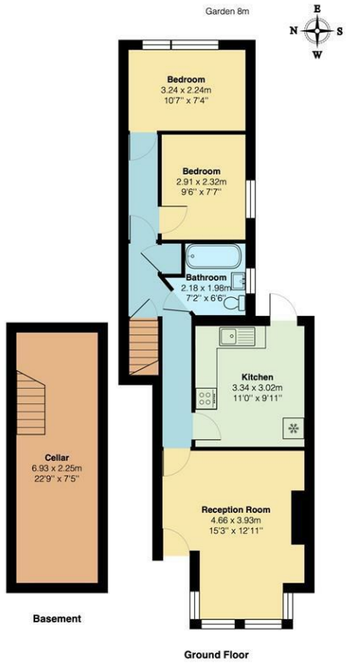


Total Area: 55.3 m² ... 596 ft² (excluding cellar)

All measurements are approximate and for display purposes only

Reception Room
15'3" x 12'10"

Kitchen
10'11" x 9'10"

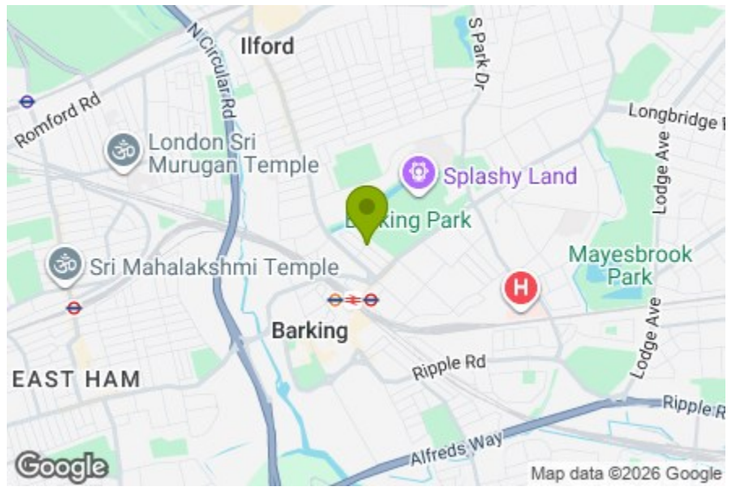
Bathroom
7'1" x 6'5"

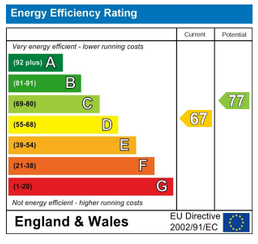
Bedroom
9'6" x 7'7"

Bedroom
10'7" x 7'4"

Cellar
22'8" x 7'4"

Garden
26'2"





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PARK AVENUE, BARKING

Offers In Excess Of £300,000 Share of Freehold
2 Bed Flat

Features:

- Two Double Bedroom Flat
- Victorian Conversion
- Share of Freehold
- Private Garden
- Chain Free
- Short Walk to Barking Station
- Moments from Barking Park

On the ground floor of a Victorian conversion just moments from Barking Park, this two double bedroom flat offers a bright, practical layout, a private rear garden and share of freehold. Barking Station is a short walk away, and the sale is chain free.

REQUEST A VIEWING
0203 397 2222















IF YOU LIVED HERE...

You'd step into a generous front reception, where a bay window draws in the light and stripped timber floorboards bring warmth underfoot. White walls and simple finishes keep things easy to style, while the decorative fireplace gives the room a little character. Off the hall, the separate kitchen is neatly arranged with crisp cabinetry, dark worktops, metro tiling and a door leading straight out to the garden, making everyday life feel nicely connected to the outside space.
Both double bedrooms sit to the rear, giving them a quieter feel and a green outlook across the garden. The bathroom is smartly finished with white brick tiling, dark framing and patterned floor tiles, and there's useful extra storage in the cellar shown on the floorplan. Outside, the private garden stretches to around 8m, with plenty of room for seating, planting and slow summer weekends in the open air.

WHAT ELSE?

Barking Park is almost on your doorstep, so morning walks, open lawns and the lake are all part of daily life here. For commuting or heading further afield, Barking Station is within easy walking distance, while the town centre keeps shops, cafés and everyday essentials close at hand. With share of freehold and no onward chain, this is a well placed home with a little breathing room indoors and out.



A WORD FROM THE OWNERS...

"We were instantly charmed by this flat when we purchased it nine years ago — it truly had everything we were looking for.

The beautiful Victorian features and high ceilings give the space a bright, airy feel, and just make you feel warm and at home. It has a nice layout and provides plenty of practical storage, including the bonus of a large proper cellar.

One of our favourite aspects has always been the park at the rear. It brings a real sense of calm, and it's a joy waking up to the sound of birds in the morning. Despite this peaceful setting, the flat is incredibly well connected — the Underground station is a short walk away, and the nearby high street offers a fantastic selection of shops, cafes, and everything you might need. We've also really appreciated being part of such a friendly and safe neighbourhood, which has made owning the flat all the more enjoyable.

The share of freehold was also a big attraction for us and gave us extra confidence in the long-term value of the property."

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