



Crouch Avenue, Barking, IG11 0QX

Guide Price £180,000

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# Crouch Avenue

Barking, IG11 0QX

- EPC - TBC
- DOUBLE GLAZED WINDOW
- EASY ACCESS TO A13 AND A406
- DOUBLE GLAZED WINDOWS
- FIRST FLOOR FLAT
- STORAGE
- GAS CENTRAL HEATING
- FANTASTIC BUS ROUTE

GUIDE PRICE £180,000 to £200,000

Nestled in the area of Crouch Avenue, Barking, this one-bedroom first-floor maisonette presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom offers a comfortable retreat, while the bathroom is conveniently located to serve both residents and visitors alike.

This flat is equipped with gas central heating, ensuring warmth and comfort throughout the colder months, and the double-glazed windows provide added insulation and noise reduction, enhancing the overall living experience. With a generous lease of 105 years, you can enjoy peace of mind regarding your investment.

Additionally, the property falls under council tax band A, which is the lowest band, making it an economical choice for those looking to manage their living expenses effectively. The inclusion of storage units further adds to the practicality of the space, allowing for efficient organisation of your belongings.

Whether you are embarking on your journey as a homeowner or seeking a promising rental investment, this maisonette on Crouch Avenue is a remarkable find that combines comfort, convenience, and affordability. Do not miss the chance to make this charming property your own.



COMMUNAL ENTRANCE

ENTRANCE TO FLAT

RECEPTION ROOM

BEDROOM

KITCHEN

BATHROOM

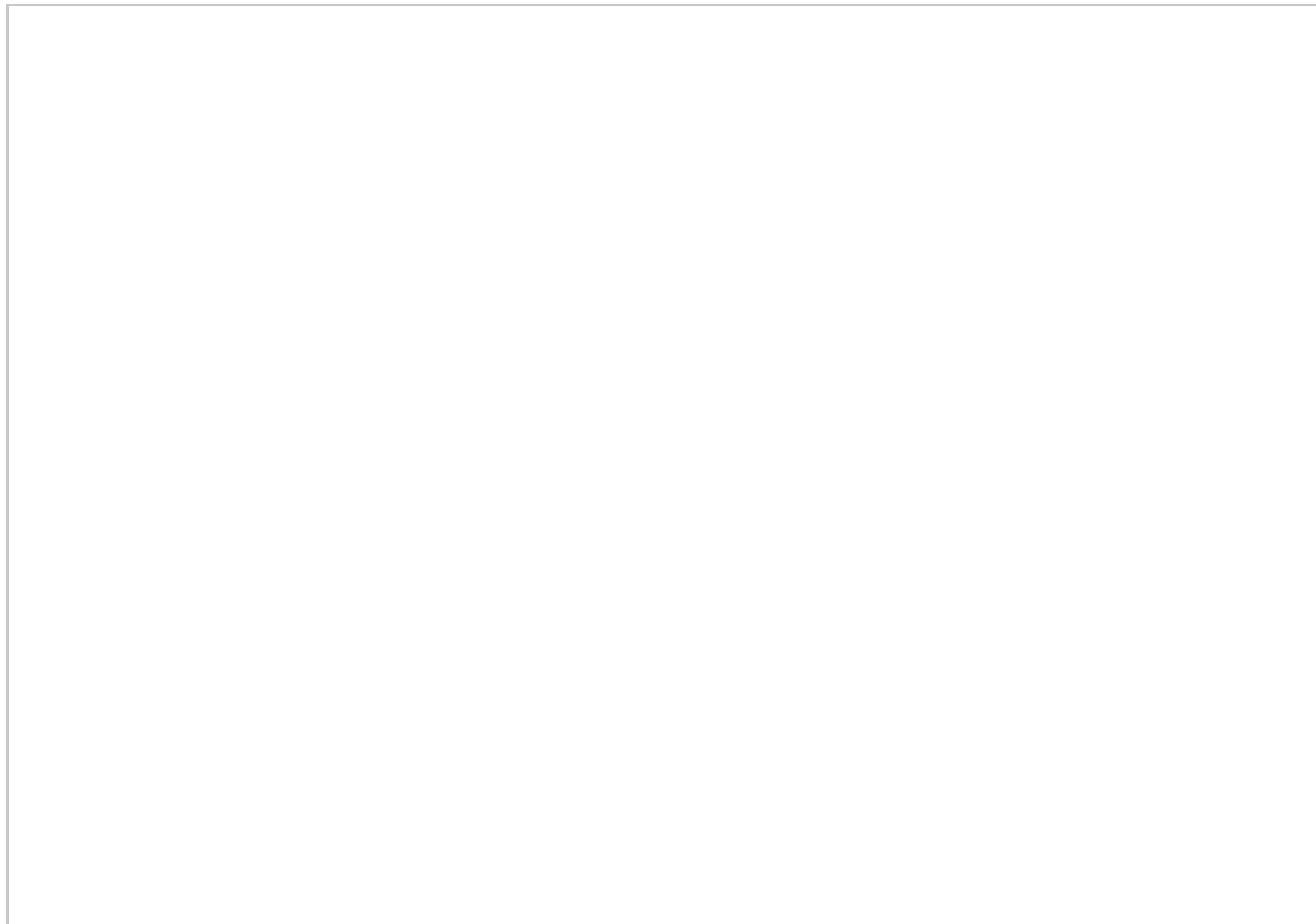
STORAGE

AGENTS NOTE

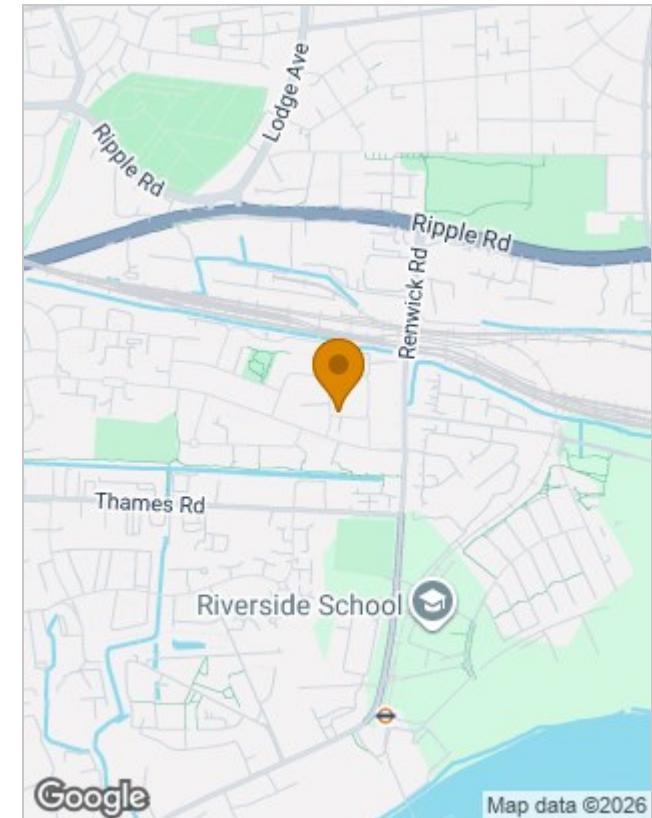
Directions



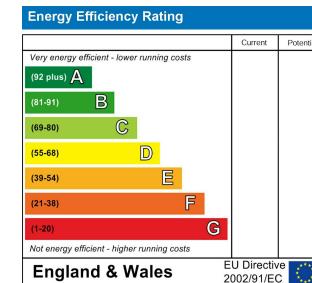
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.