

Hepworth Gardens, Barking, IG11 9AY

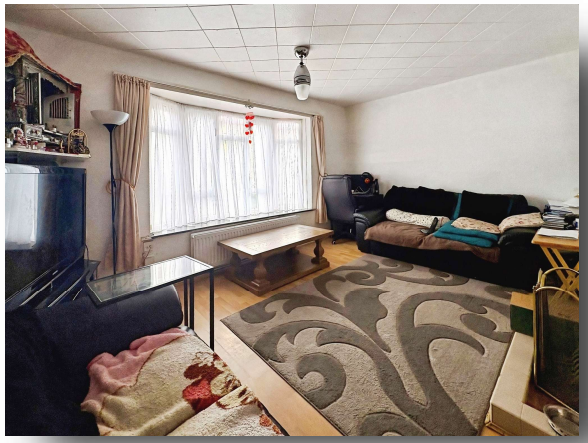
william h brown
Incorporating
Porter Glenny

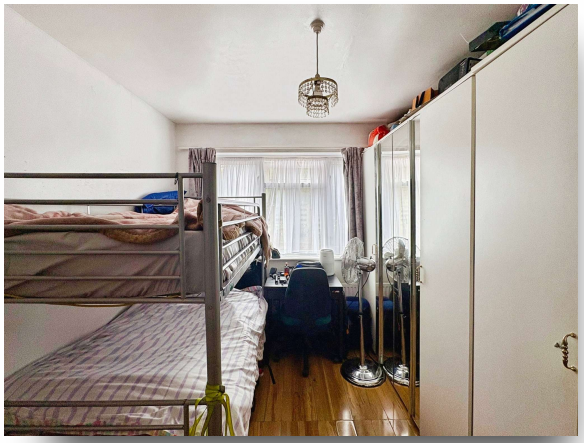
welcome to

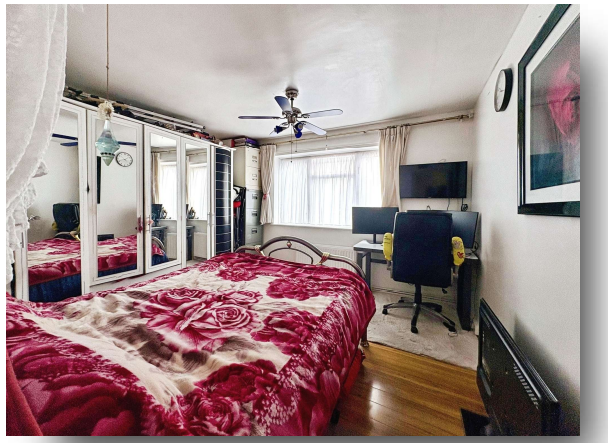
Hepworth Gardens, Barking

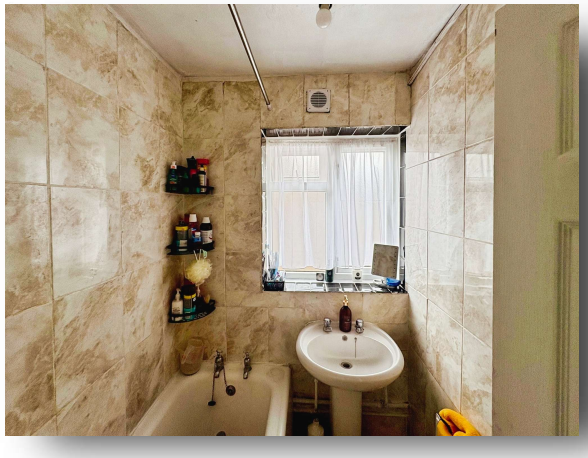
Guide Price: £270,000 - £280,000 Two Bedroom Ground Floor Flat with Storage Unit situated in a Quiet Location on the Sought After Leftley Estate, close to Upney Station, Bus Routes and Local Amenities.

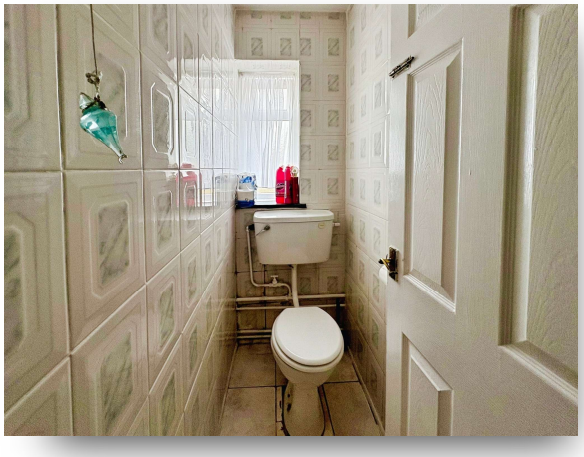












welcome to

Hepworth Gardens, Barking

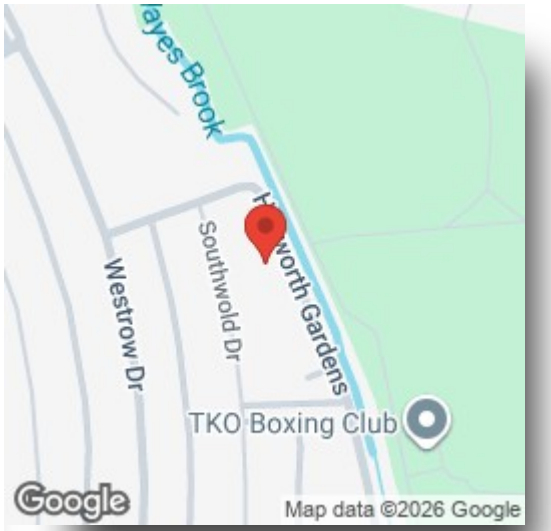
- WILLIAM H BROWN BARKING PRESENTS
- LEFTLEY ESTATE
- GROUND FLOOR
- STORAGE AREA
- EV CHARGER

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 2052.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. 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

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG105902

The Property Ombudsman

Property Ref:
BKG105902 - 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.

william h brown Incorporating Porter Glenny

020 8594 3017

barking@williamhbrown.co.uk

3 Faircross Parade, Longbridge Road,
BARKING, Essex, IG11 8UN

williamhbrown.co.uk