

 Sandra Davidson
ESTATE AGENTS



12 Fielders Crescent, Barking, IG11 0BU

£350,000





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12 Fielders Crescent

Barking, IG11 0BU

- EPC - C
- ENSUITE TO MASTER BEDROOM
- BRIGHT PROPERTY WITH GOOD VIEWS
- ALLOCATED PARKING SPACE
- LIFT AND SECURED COMMUNAL ENTRANCE
- TWO BEDROOM APARTMENT WITH OPEN PLAN LIVING
- TERRACE
- IMPROVEMENTS MADE BY CURRENT OWNER
- CONCIERGE AND GYM INCLUDED IN SERVICE CHARGE
- GURU HEATING SYSTEM

Welcome to this modern two-bedroom, two-bathroom flat located on Fielders Crescent in Barking. This purpose-built apartment offers a contemporary living experience, perfect for those seeking comfort and convenience.

As you enter the second-floor apartment, you will be greeted by a spacious hallway leading to an open-plan kitchen, dining, and living area, ideal for both entertaining guests and enjoying quiet evenings at home. The design maximises natural light, creating a warm and inviting atmosphere. The property boasts ample storage throughout, ensuring that you have plenty of space for your belongings.

Both bedrooms are generously sized, providing a peaceful retreat at the end of the day. The two bathrooms add to the convenience of the flat, making it suitable for families or professionals sharing the space.

Step outside onto the good-sized terrace, where you can enjoy fresh air and views of the surrounding area, perfect for relaxing or hosting small gatherings. Additionally, the property includes parking for one vehicle, a valuable feature in this bustling area.

Residents will benefit from the added amenities of a concierge service and a gym, included in the service charge, enhancing the overall living experience. This flat is not just a home; it is a lifestyle choice, combining modern living with practical conveniences.

With its prime location and excellent features, this property is an opportunity not to be missed. This flat offers a perfect blend of comfort and style in the heart of Barking.



COMMUNAL ENTRANCE

ENTRANCE TO FLAT

OPEN PLAN KITCHEN-LIVING

23'3" x 18'2" (7.10m x 5.54m)

TERRACE/BALCONY

15'2" x 6'5" (4.64m x 1.98m)

BEDROOM ONE

14'7" x 13'10" into wardrobe (4.47 x 4.22m into wardrobe)

EN-SUITE

7'1" x 4'11" (2.16m x 1.51m)

BEDROOM TWO

16'2" max x 9'5" (4.93m max x 2.88m)

BATHROOM

8'0" x 8'0" (2.45m x 2.44m)

STORAGE

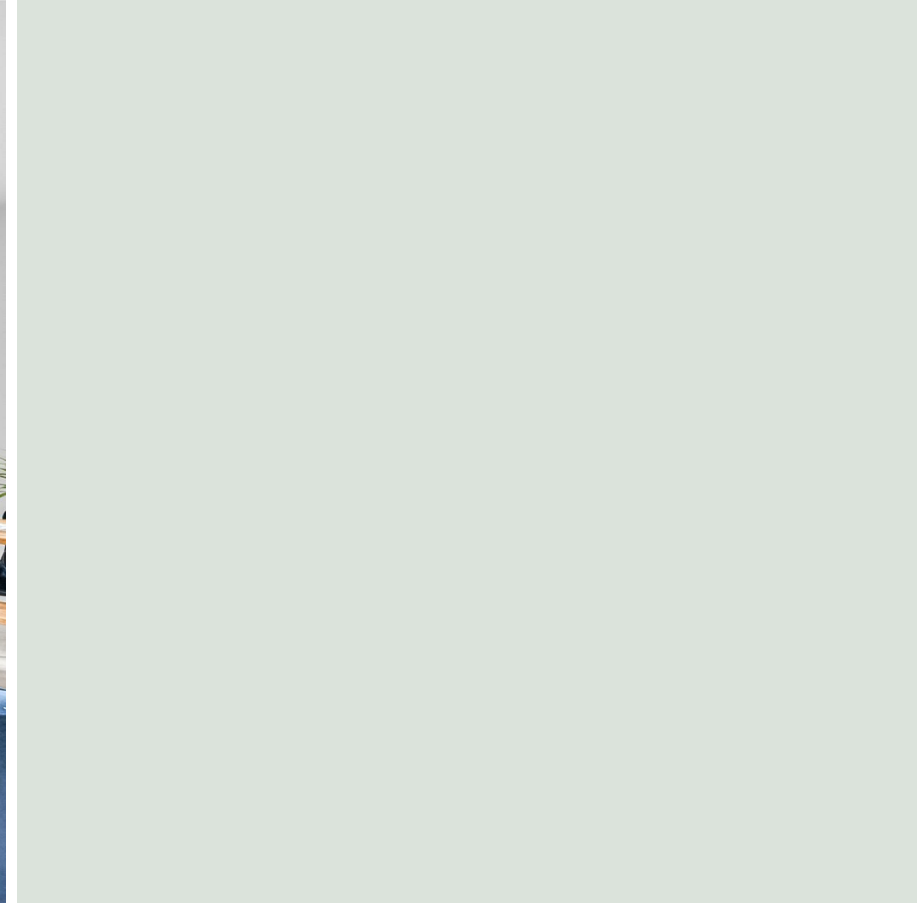
5'5" x 4'4" (1.67m x 1.34m)

UTILITY

3'6" x 2'1" (1.08m x 0.64m)

ALLOCATED PARKING FOR ONE CAR

AGENTS NOTE



Directions

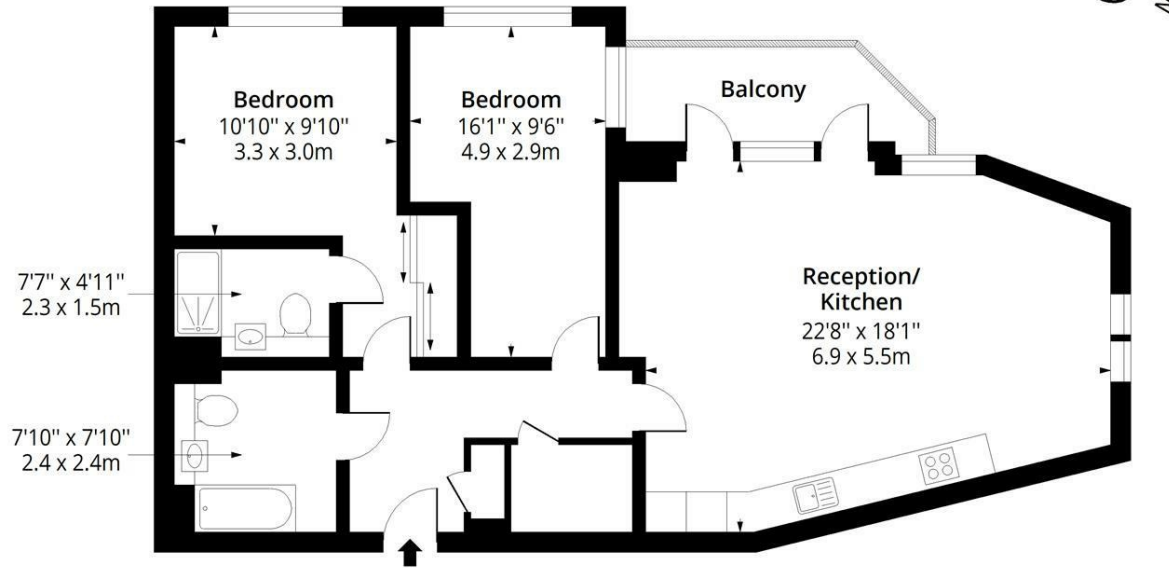




Floor Plans

Fielders Crescent IG11

Approx. Gross Internal Area 904 Sq Ft - 83.98 Sq M
 Approx. Gross Balcony Area 62 Sq Ft - 5.76 Sq M



Second Floor

Floor Area 904 Sq Ft - 83.98 Sq M

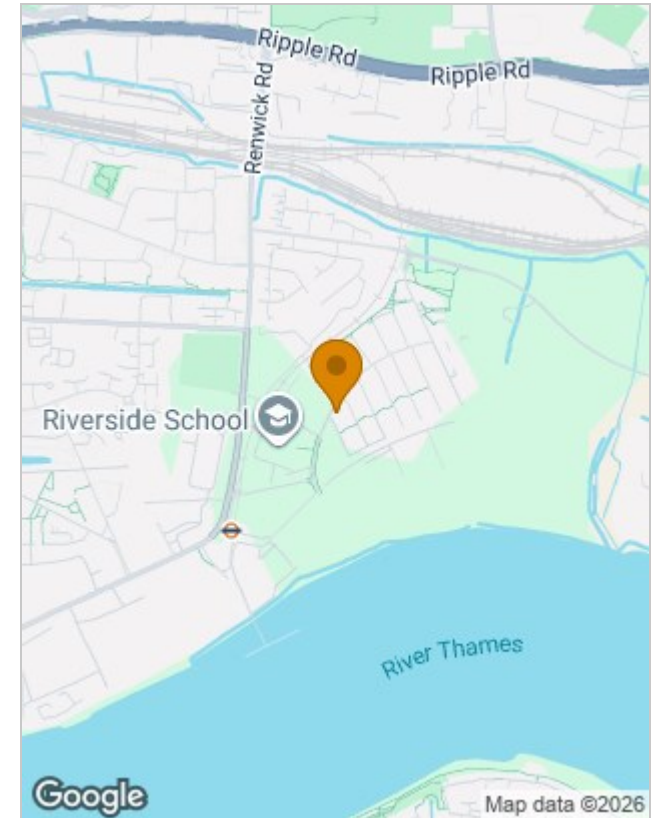


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 5/22/2026

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

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.