



54/56 Barking Road
East Ham, London E6 3BP
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198 Gurney Close, Barking, IG11 8JZ



Offers in excess of £199,999

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*** EARLY VIEWINGS RECOMMENDED ***

*** LEASEHOLD // VACANT ***

Great purchase for investors & 1st time buyers!

McDowalls are pleased to present this newly decorated one bedroom flat, ideally located on Gurney Close just off the A124 (Northern Relief Road). The property has recently benefited from refurbishment to the kitchen and bathroom, along with brand-new carpets throughout, giving the accommodation a fresh and modern feel. Further benefits include a bright and spacious living room and a well proportioned double bedroom.

The property has easy access to the A406 and A13 for commutes. Gurney Close is within walking distance of Barking Town Centre and Barking Station (District and Hammersmith & City Line - Zone 4) and only a few minutes from many bus routes.

TENURE - Leasehold

LEASE - 147 Years (26/11/2013 - 28/09/2173)

GROUND RENT - PEPPERCORN

SERVICE CHARGE - £1500pa

MAINS SERVICES - Electric/Water

COUNCIL - Barking & Dagenham

COUNCIL TAX - Band B (£ 1,631 pa)

EPC - Band D (Expires Sept 2030)

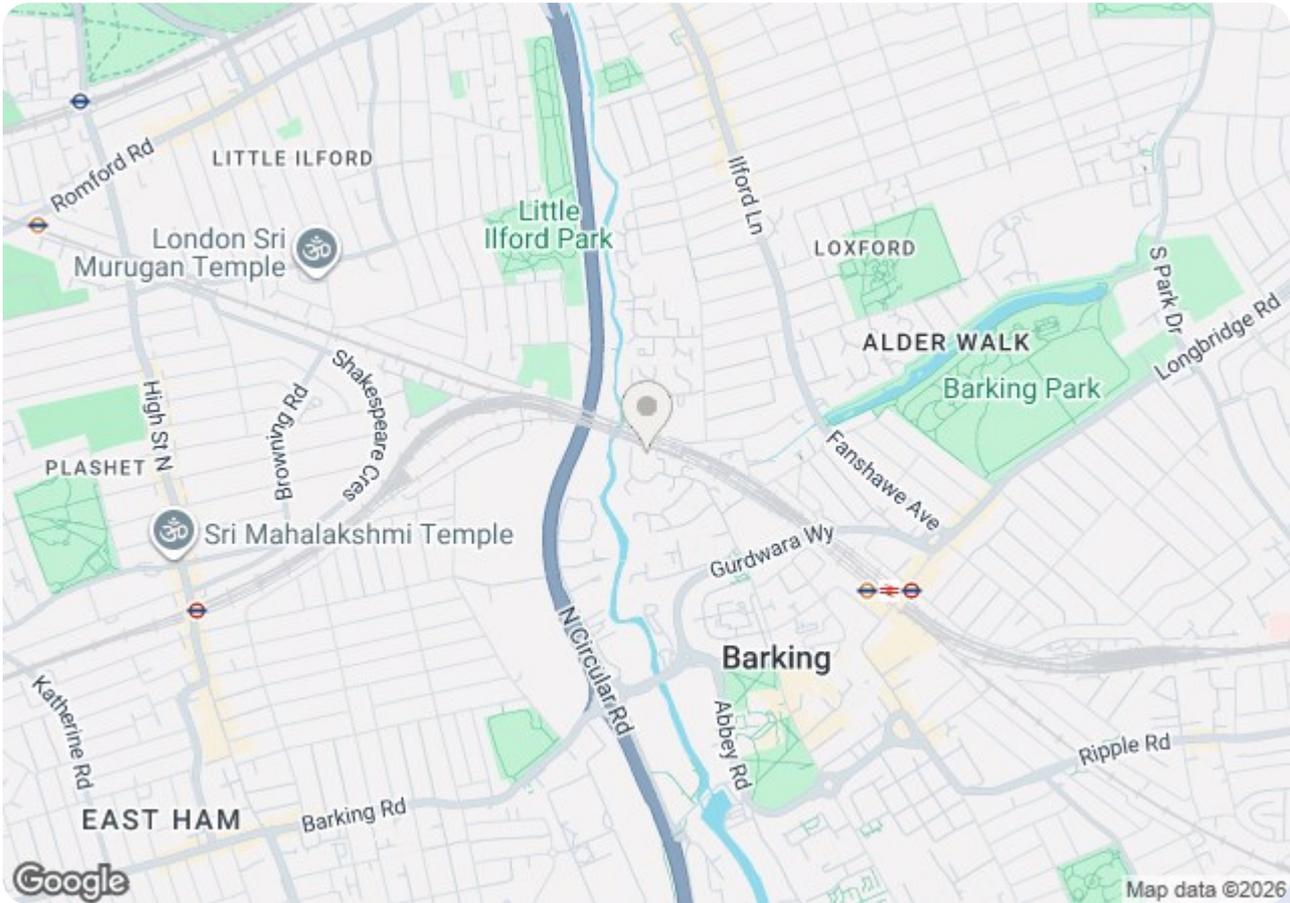
Approx Gross Internal Area
46 sq m / 492 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

