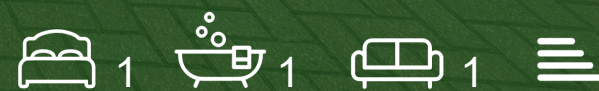




Abbey Road, Barking, IG11 7BU

Guide Price £200,000





Guide Price £200,000

# Abbey Road

Barking, IG11 7BU

- EPC - TBC
- LIFT
- EASY ACCESS TO BARKING STATION
- 101 YEARS REMAINING ON THE LEASE
- WALKING DISTANCE TO LOCAL SHOPS AND ASDA
- SECOND FLOOR FLAT
- BALCONY
- CLEAN AND TIDY FLAT
- ALLOCATED PARKING SPACE

GUIDE PRICE - £200,000 - £220,000

Nestled on the renowned Abbey Road in Barking, this charming purpose-built flat on the second floor with a lift offers a delightful living experience. The property features a well-proportioned open plan kitchen - reception room, perfect for relaxation or entertaining guests. The bedroom provides a cosy retreat, ideal for restful nights.

The flat also includes a modern bathroom, designed for both comfort and convenience. One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area.

With its prime location, residents will enjoy easy access to local amenities, transport links, and the vibrant community that Barking has to offer. This flat is an excellent opportunity for first-time buyers or those seeking a low-maintenance living space. Don't miss the chance to make this lovely flat your new home.



COMMUNAL ENTRANCE

ENTRANCE TO FLAT

KITCHEN - LIVING ROOM 18'2" x 12'0" (5.56m x 3.68m)

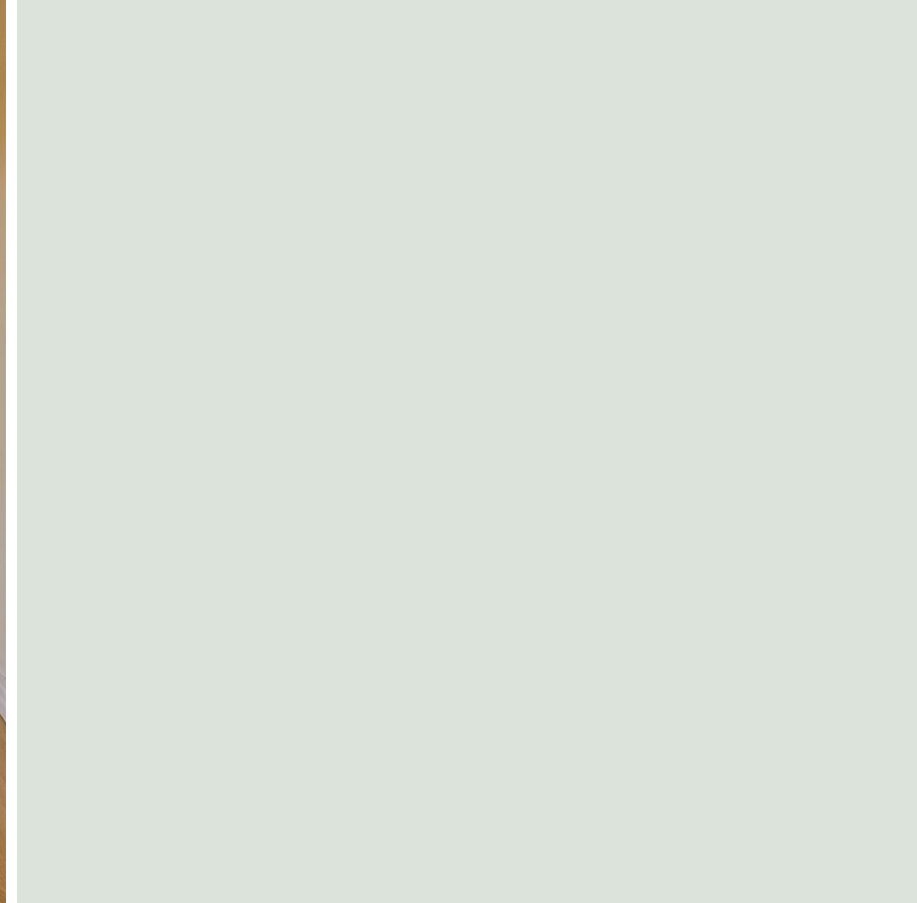
BALCONY 5'8" x 5'2" (1.75m x 1.59m)

BEDROOM 11'11" x 7'10" (3.64m x 2.39m)

BATHROOM 7'4" x 6'4" (2.26m x 1.94m)

PARKING

AGENTS NOTE

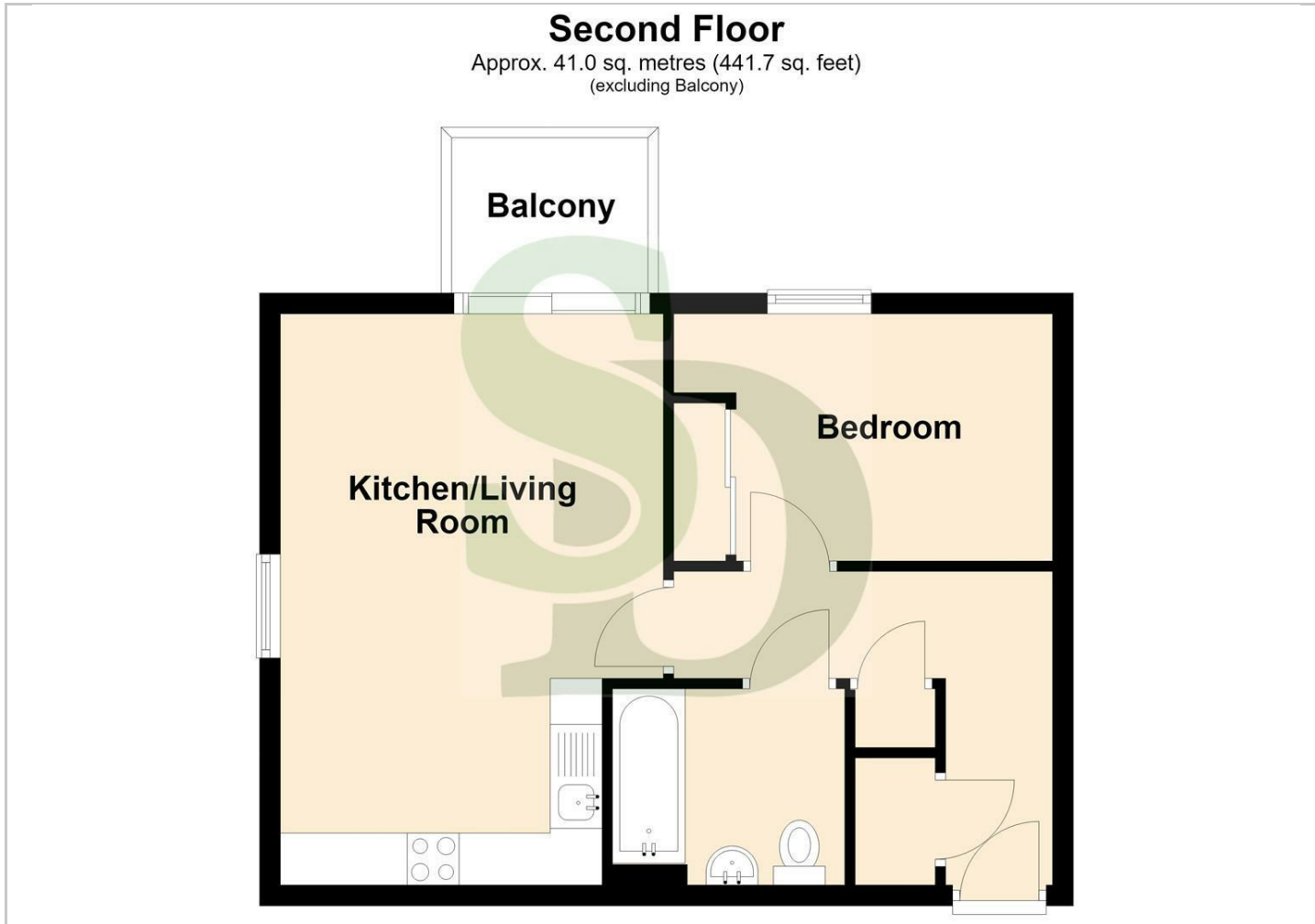


Directions





## Floor Plans



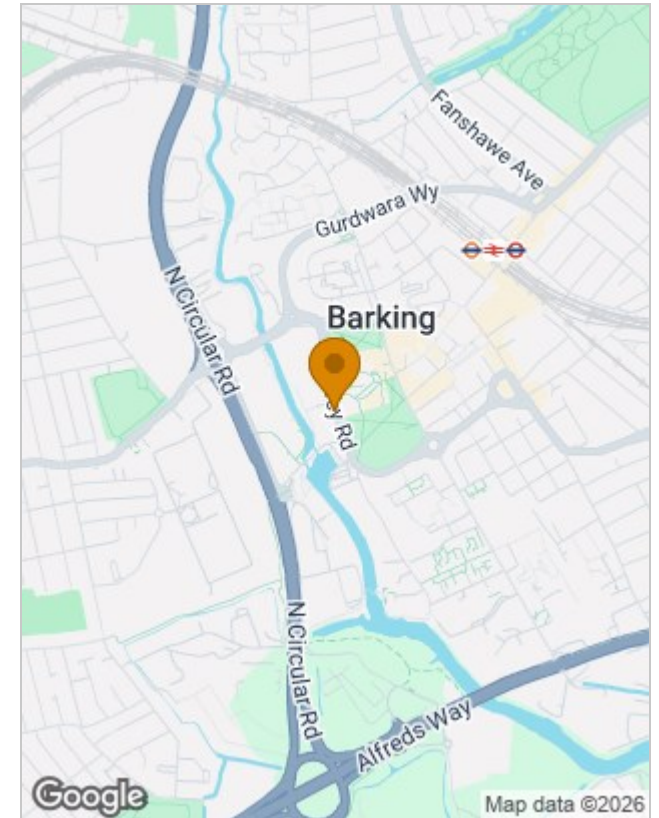
## Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
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## Location Map



## Energy Performance Graph

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