



## Longbridge Road, Barking

Guide Price £250,000



- A fantastic size two bedroom top floor flat
- Being sold with a long lease of 118 years remaining
- Lovely size lounge
- Modern kitchen
- Balcony accessed from both lounge and kitchen
- Two good size double bedrooms
- Bathroom and separate wc
- Inviting entrance hallway with secure intercom entry system
- 0.7 miles from Upney tube station
- 1.0 mile from Barking tube station



**\*GUIDE PRICE: £250,000 - £260,000\***

**Barking hotspot vibes on Longbridge Road: top-floor flat living with two double bedrooms, stylish lounge, sleek modern kitchen, private balcony, bathroom plus WC, secure entry, 118-year lease, moments from Upney & Barking tube, perfect for first-time buyers or savvy investors.**

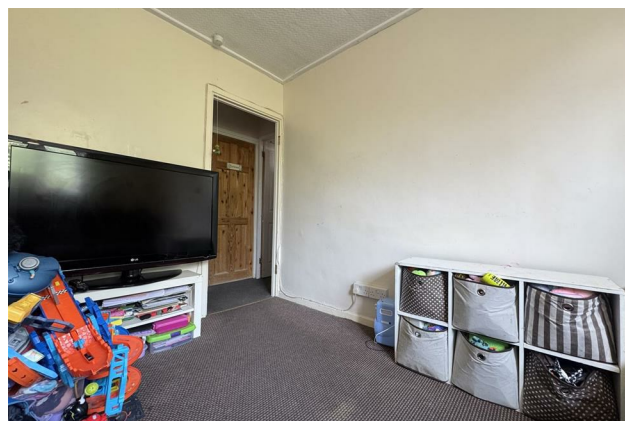
Nestled on Longbridge Road in Barking, this top-floor flat delivers space, style, and a location that's hard to ignore—very much one to watch. Offering two well-proportioned double bedrooms, it's a smart choice for individuals, couples, or small families looking for comfort with a modern edge.

Step inside and you're welcomed by a bright entrance hallway with secure intercom access—because convenience and peace of mind should come as standard. The spacious lounge is made for both downtime and hosting, while the sleek, contemporary kitchen is well-equipped with ample storage and clean, modern finishes that keep things effortlessly on point.

The balcony is a standout addition, accessed from both the lounge and kitchen—perfect for a morning coffee or a bit of fresh air after a long day. The layout is completed by a well-appointed bathroom and a separate WC, keeping everyday living practical and streamlined.

With an impressive 118-year lease remaining, this property also ticks the long-term box. And when it comes to location, you're within easy reach of Upney and Barking tube stations, making connections into London smooth and reliable.

All in all, this two-bedroom flat on Longbridge Road is a strong contender—well-connected, well-presented, and ready to be snapped up.



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**THE SMALL PRINT:**

Length of Lease: 118 years remaining  
Annual Ground Rent: £10.00  
Annual Service Charge: £2,606.00  
Freeholder: tbc  
Council Tax Band: C  
Local Authority: Barking and Dagenham

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



