



404 Bath House, 5 Arboretum Place

Offers Over £175,000



404 Bath House

Barking

- **Investor opportunity – offered with tenant in situ**
- **EWS1 form awaited (Letter of commitment available)**
- One double bedroom apartment
- Fourth floor with lift
- Private balcony
- Open-plan living and kitchen
- Concierge development
- Barking town centre location
- Moments to station (Underground / Overground / C2C)
- Lease approx. 150 years from 2007
- EPC rating C

Guide Price : £175,000 – £200,000

Investor opportunity – one-bedroom fourth-floor apartment in the well-known Bath House development in the centre of Barking, offered with tenant in situ and EWS1 form currently awaited.

The property provides bright open-plan living with kitchen and access to a private balcony, a generous double bedroom and a modern bathroom. The layout is practical and proven for rental use, with good natural light and clear separation between living and sleeping space.

Bath House remains one of Barking's most established modern developments and continues to attract consistent tenant demand due to its immediate proximity to Barking station and town centre amenities. Underground, Overground and C2C connections offer direct access into the City, Canary Wharf and Central London, supporting long-term rental appeal.

The apartment is being sold with the current tenant





404 Bath House

Barking

BTL Investment – One-Bed Bath House apartment with tenant in situ.
Balcony, concierge, town centre location moments to Barking station. EWS1 awaited. Proven rental block.

- Investor sale – tenant in situ
- EWS1 form awaited
- Moments to Barking station
- Concierge development
- Private balcony
- Fourth floor with lift



4th Floor

APPROX. GROSS INTERNAL FLOOR AREA 403.75 SQ FT / 37.51 SQM
 APPROX. GROSS INTERNAL FLOOR AREA INC. BALCONY AREA 430.77 SQ FT / 40.02 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement, this plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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