



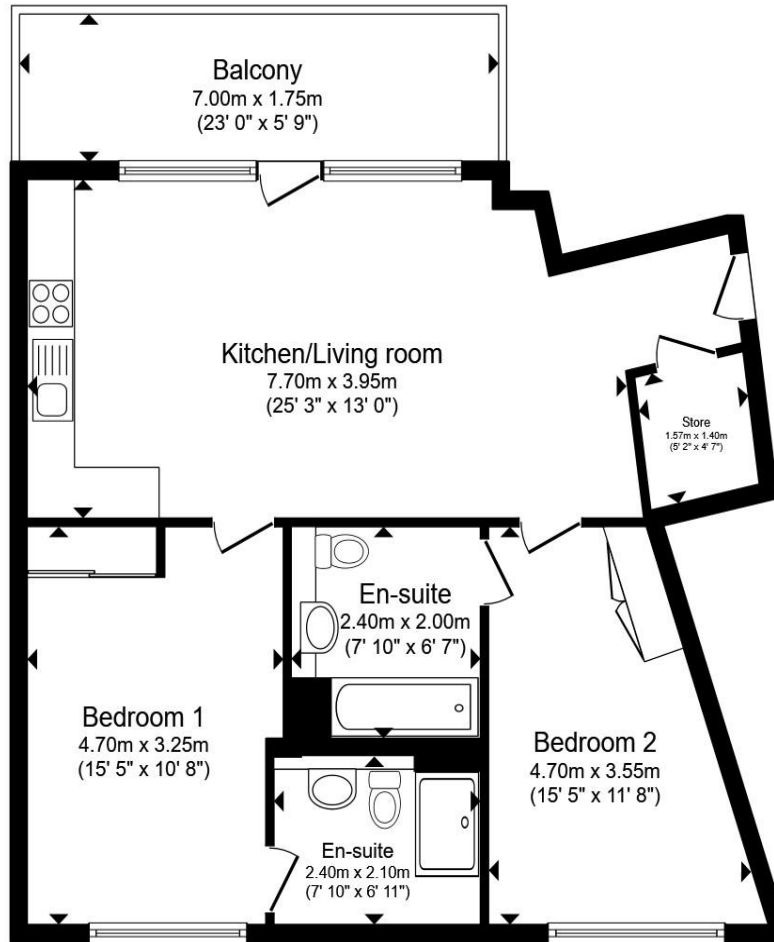
**Edward Point, London Road, Barking, IG11 8TJ**

**welcome to**

**Edward Point, London Road, Barking**

Stunning Two Bedroom Second Floor Flat situated within the Riverside Development of Edward Point, just a short walk from Barking Station, serving the District, Hammersmith & City and C2C Lines.





### Kitchen/Living Room

Irregular Shaped Room 25' 3" x 13' ( 7.70m x 3.96m)

### Balcony

23' x 5' 9" ( 7.01m x 1.75m )

### Store Cupboard

5' 2" x 4' 7" ( 1.57m x 1.40m )

### Bedroom One

15' 5" x 10' 8" ( 4.70m x 3.25m )

### Shower En-Suite

7' 10" x 6' 11" ( 2.39m x 2.11m )

### Bedroom Two

Irregular Shaped Room 15' 5" x 11' 8" Max ( 4.70m x 3.56m)

### Bathroom En-Suite

7' 10" x 6' 7" ( 2.39m x 2.01m )

Total floor area 74.9 m<sup>2</sup> (807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Edward Point, London Road, Barking

- WILLIAM H BROWN BARKING EXCLUSIVE
- OVER 980 YEARS REMAINING ON THE LEASE
- BALCONY
- ENSUITE BATHROOM & SHOWER ROOM
- FINISHED TO A HIGH STANDARD

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2521.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105729](http://williamhbrown.co.uk/Property/BKG105729)



Property Ref:  
BKG105729 - 0003

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William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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