



## Whiting Avenue, Barking, London, IG11 8DB

### £1,400 PCM

Elms Estates are pleased to offer To Let this One Bedroom Maisonette Located on the ground floor.

This property offers easy access to Barking Station, as well as the A406 and A13 Dual Carriageways, other local amenities and transport links. With the benefit of secure outside space, local leisure facilities and the array of shopping and dining opportunities Barking has to offer..

Internally the property offers a spacious lounge with separate fitted kitchen, good sized bathroom and double bedroom. With the added benefit of Gas Central Heating and Double Glazing.

Jack Cook House is available to move in to from 11 September 2026. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.





**Reception**  
14'9" x 10'9" (4.50 x 3.30)

**Kitchen**  
9'2" x 8'2" (2.80 x 2.50)

**Bedroom**  
13'1" x 9'10" (4.00 x 3.00)

**Bathroom**

**Material Information**  
Deposit: £1,615.38  
Council Tax Band: B

**Marketing Disclaimer**

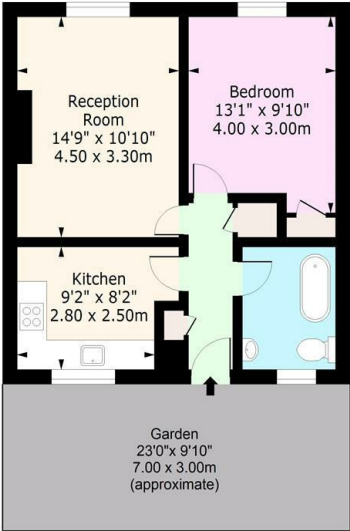
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes.

Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



**Jack Cook House,**  
**Whiting Avenue, Barking, IG11 8DB**  
Approx. Gross Internal Area 504 Sq Ft - 46.82 Sq M



**Ground Floor**  
Floor Area 504 Sq Ft - 46.82 Sq M

For Illustration Purposes Only - Not To Scale  
www.lpaplus.com

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