



## Sharleston Court, Abbey Road, Barking

Guide Price £375,000



- Situated on the fourth floor of a modern, purpose-built development constructed in 2019, offering contemporary design and long-term peace of mind with approximately 990 years remaining on the lease
- Set within a secure gated complex with both code and fob entry systems, providing an added sense of privacy and security for residents
- Accessed via well maintained communal areas with the convenience of lift access to all floors, ideal for day-to-day ease and accessibility
- Impressive open plan lounge/kitchen/diner, thoughtfully designed to maximise space and natural light, creating a perfect setting for both relaxing and entertaining
- Stylish, fully fitted kitchen complete with a range of integrated appliances, delivering a clean, modern finish with practical functionality
- Private balcony leading from the reception area, offering attractive and calming views across the River Roding—an ideal spot for morning coffee or evening unwinding
- Two well proportioned double bedrooms, both offering comfortable accommodation with ample space for storage and furnishings
- Principal bedroom featuring a Juliette balcony along with a contemporary en-suite shower room, fitted with a sleek digital rainfall shower for a touch of luxury
- Modern family bathroom finished to a high standard, also benefiting from a digital shower, ensuring both style and convenience throughout
- Additional benefits include an allocated parking space and a highly convenient location just 0.6 miles from Barking Station, providing excellent transport links into Central London and beyond



**GUIDE PRICE £375,000 - £400,000.**

**Set within a secure gated development, this exceptional two bedroom fourth floor apartment delivers contemporary living with a little extra personality—generous proportions, sleek finishes and a view that does more than just sit there looking pretty.**

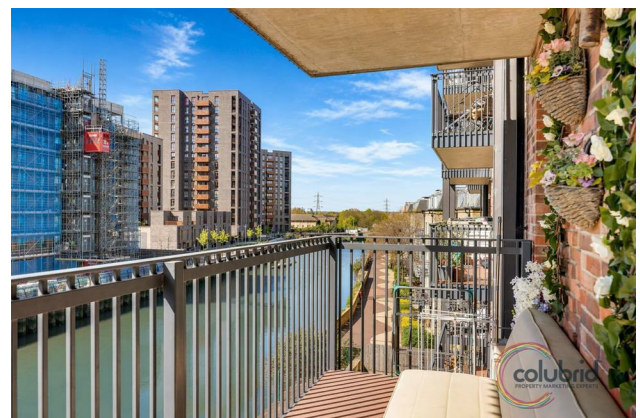
Built in 2019 and boasting a remarkably long lease of approximately 990 years, the property is accessed via well maintained communal areas with code and fob entry, plus lift access—because stairs are overrated after a long day.

At the heart of the home is a beautifully presented open plan lounge/kitchen/diner, designed for both quiet nights in and hosting that dinner you said would be “low-key” but somehow isn’t. The kitchen comes fully equipped with integrated appliances, while the living space spills out onto a private balcony with calming views over the River Roding—morning coffee just got an upgrade.

Both bedrooms are comfortable doubles, with the principal bedroom enjoying its own Juliette balcony (for those dramatic fresh-air moments) and a smart en-suite shower room complete with a digital rainfall shower. There’s also a stylish family bathroom, equally well appointed, so no queues required.

An allocated parking space is included, and with Barking Station just 0.6 miles away, getting into the City is refreshingly straightforward.

A polished, well-connected home with a touch of riverside charm—effortlessly ready for whatever your version of “living well” looks like.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/flat-25-sharleston-court-36-40-abbey-road-barking-ig11-7ru/5187396>

Annual Service Charge: £1,600.00  
Annual Ground Rent: £320.00 approximately  
Length of Lease: 990 years remaining  
Buildings insurance £800 per annum

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. £96 including 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.

