



## Longbridge Road, Barking

Guide Price £260,000



- 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 - £270,000

Nestled on Longbridge Road in Barking, this splendid top floor flat offers a delightful living experience with its generous space and modern amenities. Boasting two well-proportioned double bedrooms, this property is perfect for individuals, couples, or small families seeking comfort and convenience.

Upon entering, you are greeted by an inviting entrance hallway equipped with a secure intercom entry system, ensuring both safety and ease of access. The spacious lounge is a highlight of the flat, providing a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The modern kitchen is thoughtfully designed, featuring contemporary fittings and ample storage, making it a joy for any home cook.

One of the standout features of this property is the balcony, which can be accessed from both the lounge and kitchen, offering a lovely outdoor space to enjoy fresh air and views. The flat also includes a well-appointed bathroom and a separate WC, adding to the practicality of the layout.

With an impressive lease of 118 years remaining, this flat provides peace of mind and security for its next owner. Its prime location is another significant advantage, situated just 0.7 miles from Upney tube station and 1.0 miles from Barking tube station, ensuring excellent transport links to London and beyond.

In summary, this two-bedroom flat on Longbridge Road is a fantastic opportunity for those looking for a spacious and modern home in a well-connected area. Don't miss the chance to make this charming property your own.

Enter the property via secure intercom entry. Storage cupboard.

Bathroom comprises, panel bath with shower/mixer tap and wash hand basin. Part tiling to walls.  
Separate WC.

Bedroom one 11'7 x 11'7 double glazed window.

Bedroom two 11'7 x 9'11 double glazed window. Storage cupboard.

Kitchen 10'2 x 10'0 dual aspect double glazed windows. Range of high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, four ringed electric hob and extractor hood to remain.

Access is given to balcony via the kitchen and lounge.

Lounge 16'5 max x 13'7 max. double glazed windows.



#### 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

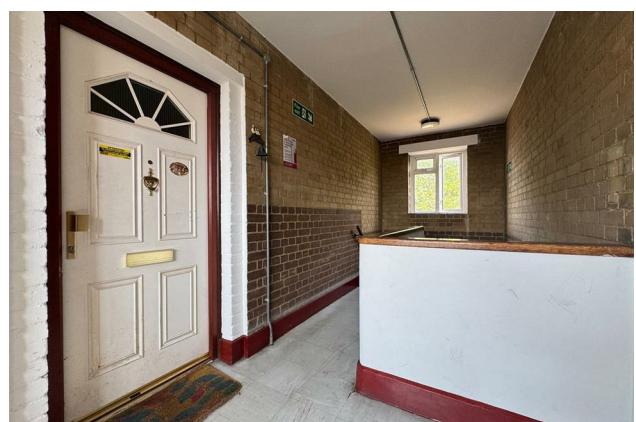
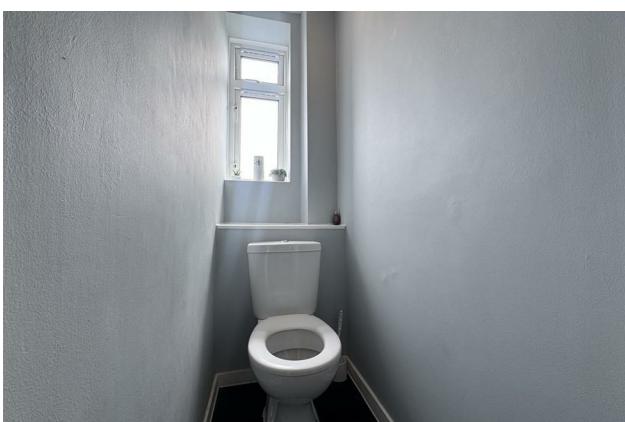
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

AML Checks - Law says we must run one. £60 + 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.





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