



Flat 26, 3 Beach House, Sackett Road, Barking. IG11 0WR.



PRICE
£300,000
to
£325,000

Transport Information

Barking Riverside Station is 0.5 Miles away which is a 10-12 minute walk where you can catch the overground. The pier is also just round the corner where you can catch the RB1 towards Westminster and Battersea Power Station.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Two Bedroom 5th Floor Flat
- 21 ft Private Balcony
- Allocated Underground Secure Parking
- Ensuite and Family Bathroom





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Guide Price: £300,000 to £325,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Spacious Throughout!

Located on this popular new development in Barking Riverside is this two-bedroom fifth floor flat. The property which is very sought after boasts of a large open plan lounge / fitted kitchen with integrated appliances and modern family bathroom. Then there are two spacious double bedrooms with the additional benefit of an ensuite to the master bedroom. There is a spacious balcony, running the full width of the lounge and externally the property has allocated secure parking.

The location of the property is excellent with plenty of bus stops taking you to Barking town centre and surrounding areas, at Barking station you can catch a train on the District, Hammersmith and City and also C2C. Road links are excellent with the A406, A13 and M11 all only short rides away. Plus, the new Barking Riverside Overground Station is just 10 minutes' walk away.

Close by the house there are some local convenience stores all within walking distance, slightly further away is Barking Town Centre where you can find all the big high street brands and the Vicarage Fields shopping centre as well as Asda and Lidl, there is also Tesco and Sainsbury's just along the A13 at Beckton and here you can also visit Galleons Reach retail park where again, all the big brand clothing and retail shops can be found.

When buying a family home schooling is obviously an important factor and there are both Primary and Secondary schools close by, mostly with good and excellent Ofsted ratings. This delightful home could soon be yours, and represents a great investment or first-time purchase, so pick up the phone and call to book your viewing now!

Lease: 117 Years

Ground Rent: £250 Per Year

Service Charge: £340 Per month
196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com
Council Tax Band: C

What the owner says...

This has been a fantastic flat for us, really well connected and the community while new is really welcoming and friendly.

Beach House, IG11

Approximate Gross Internal Area = 801 sq ft / 74.4 sq m



Fifth Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Accommodation

Lounge / Kitchen

15' 9" x 20' 5" (4.80m x 6.22m)

Balcony

21' 3" x 5' 3" (6.48m x 1.60m)

Bedroom 1

12' 3" x 11' 1" (3.73m x 3.38m)

En-Suite

7' 2" x 5' 1" (2.18m x 1.55m)

Bedroom 2

14' 1" x 9' 5" (4.29m x 2.87m)

Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Store / Utility

5' 1" x 4' 8" (1.55m x 1.42m)

