OROUND FLOOR
 15T FLOOR

 18 sq.ft. (1.7 sq.m.) approx.
 570 sq.ft. (53.0 sq.m.) approx





TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx. y attempt, has been made to ensure the accuracy of the floorplan contained here, measurements sundrous, comes and any other terms are approximate and no responsibility is taken for any error, or mis-statement. This plan is for this strate purposes only and should be used as such by any matchase. The services, solvetims and architections that have not been extended and management.

Energy Efficie	ency Ratin	g			Made with Metro
			(	Current	Potential
Very energy efficient - le	ower running cos	ts			
(92+)					
(81-91)					
(69-80)	C				76
(55-68)	D			64	
(39-54)	E				
(21-38)		F			
(1-20)		(	3		
Not energy efficient - hig	her running costs				
England, Scotland	l & Wales			Directive 2/91/EC	0

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



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# Blake Avenue, Barking £275,000

- TWO BEDROOM FIRST FLOOR MAISONETTE
- NO ONWARD CHAIN
- TWO PRIVATE GARDENS (FRONT & REAR)
- GOOD CONDITION THROUGHOUT
- OVER 100 YEARS REMAINING ON LEASE
- IDEAL FIRST TIME BUY / INVESTMENT OPPORTUNITY





#### **GROUND FLOOR**

#### **First Front Entrance**

Via a hardwood door opening into ground floor entrance hall, radiator, stairs to first floor.

#### **Second Front Entrance**

Via hardwood door opening into:

### Hallway

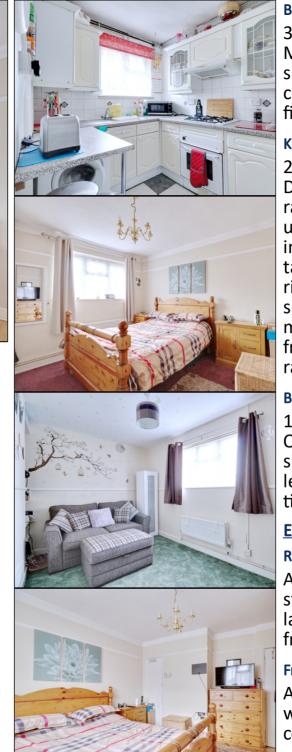
Loft hatch to ceiling and laminate flooring.

#### **Reception Room**

4.05m x 3.8m (13' 3" x 12' 6") Double glazed windows to side, radiator, laminate flooring.

#### **Bedroom One**

3.9m x 3.62m (12' 10" x 11' 11" Max) Double glazed windows to side, radiator, fitted wardrobes, built in storage cupboard, laminate flooring.



#### **Bedroom Two**

3.9m x 3.01m (12' 10" x 9' 11" Max) Double glazed windows to side, radiator, built-in storage cupboard, fitted shelving units, fitted carpet.

#### Kitchen

2.8m x 2.04m (9' 2" x 6' 8")
Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, tiled flooring.

#### **Bathroom**

1.71m x 1.48m (5' 7" x 4' 10") Opaque double glazed window to side, panelled bath, shower, low level flush WC, hand wash basin, tiled walls, tiled flooring.

# **EXTERIOR**

# Rear Garden (Triangular Shaped)

Approximately 30' Max Hard standing path, remainder laid to lawn, timber shed and access to front via timer gate.

#### **Front Garden**

Approximately 36' Laid to lawn with hard standing path to centre.