



146 Gurney Close, Barking. IG11 8JZ.



PRICE  
£260,000  
To  
£270,000

### Transport Information

0.6 miles to Barking Station, which is a 12 minute walk and plenty of bus routes just nearby.

### 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.

- 2nd Floor Flat
- 2 Parking Spaces.
- Good Lease
- Stunning Condition



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.



146 Gurney Close, Barking, Greater London. IG11 8JZ.

Guide Price: £260,000 to £270,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Stunning condition!!! This two bedroom second floor flat which is located in the ever popular Gurney Close development offers modern and stylish living as well as an abundance of light and space throughout and has been cherished by its current owners.

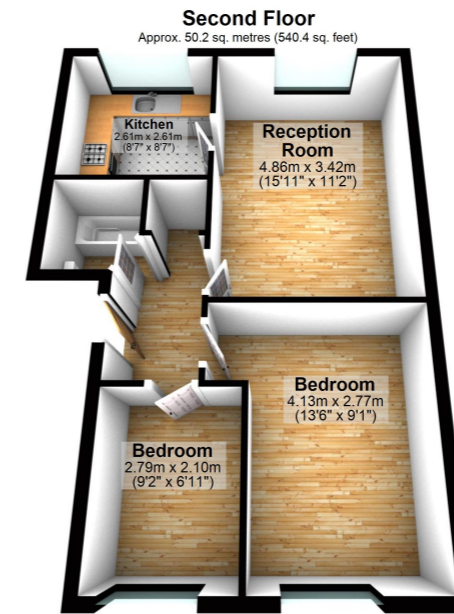
Internally the flat offers two large double bedrooms, a spacious lounge, modern recently fitted kitchen and a recently fitted and modern fitted bathroom. Externally the property also boasts of an allocated parking space.

With huge investment undergone in the area there's both a primary and a secondary school close by, and transport links are superb and access to the A13 and A406 achieved within minutes, further more there are buses running 24/7 every 7-10 minutes taking you to Barking/Ilford station and there is also a night bus. Barking station has many lines including district, Hammersmith and city and C2C all going swiftly in to London. The town centre has many shops and big high street brands as well as an Asda for your shopping needs.

This is a must see property so please call to arrange your viewing.

## What the owner says...

We have really enjoyed living here, the neighbours are all really nice and we have great transport links in to London and surrounding areas.



Total area: approx. 50.2 sq. metres (540.4 sq. feet)  
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.  
www.propertytics.co.uk  
Plan produced using PlanUp.

## Accommodation

### Reception

15' 11" x 11' 2" (4.85m x 3.40m)

### Kitchen

8' 7" x 8' 6" (2.62m x 2.59m)

### Bedroom One

12' 9" x 9' 3" (3.89m x 2.82m)

### Bedroom Two

9' 1" x 6' 11" (2.77m x 2.11m)

### Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

