

PAYNE & Co

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22-30 Longbridge Road, BARKING, IG11 8RR

Leasehold

Guide Price £175,000



Council Tax: Band C  
Barking and Dagenham

Guide Price £175,000 - £185,000. For sale is a well-maintained, one-bedroom flat on the 3rd floor of a purpose-built block. The property is currently let at £1,325 PCM. The tenancy agreement runs until mid-September making the property only suitable for investors at present. We understand from the sellers that the annual service charge and ground rent, including the parking space, totals £4,111 for 2024-25. The current lease is 125 years from 29th September 2001 (102 years remaining). The flat is in good condition and comprises a single reception room with space for a dining table, a modern kitchen area opening to the living room, one bedroom and a four-piece bathroom. It's ideal for those looking for an investment opportunity. Location-wise, the property is well-placed with excellent public transport links, including Barking Station nearby. Local amenities and parks are within reach, adding to the convenience of investing in this area. The flat also comes with a parking space located in the secure basement carpark, subject to its own 125 years lease from 29 September 2001 (102 years remaining) - A valuable addition in such a prime location. This property presents a fantastic investment opportunity, and an early viewing is recommended.

- Only available to investors
- Well-maintained 1-bedroom flat
- Excellent transport links
- Modern open-plan kitchen/lounge
- Currently tenanted - £1,325PCM
- Third floor
- Close to local amenities
- Secure underground parking space





GROUND FLOOR

Communal Entrance

Lift via East Wing

THIRD FLOOR

Entrance

Hallway: 7' 10" max. x 6' 1" (2.39m x 1.85m)

Lounge Area: 13' 8" > 5' 7" x 16' 7" max. (4.17m x 5.05m)

Kitchen Area: 6' 1" x 9' 8" (1.85m x 2.95m)

Bedroom: 10' 1" > 5' 11" x 20' 6" max. (3.07m x 6.25m)

Bathroom/WC: 11' 8" max. x 6' 8" max. (3.56m x 2.03m)

EXTERIOR

Allocated Parking Space



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit "terms and conditions" on our website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		