

### Energy Efficiency Rating

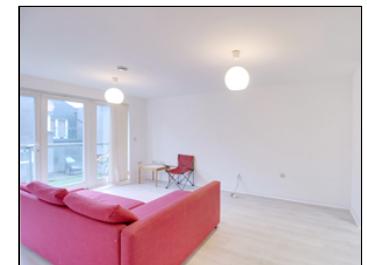
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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### Harlequin Close, Barking

£250,000

- ONE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- EPC RATING C & COUNCIL TAX BAND B
- REDECORATED & NEW FLOORING THROUGHOUT
- 110 YEARS REMAINING ON LEASE
- PRIVATE CAR PARK
- 25' BALCONY
- LIFT & STAIRS ACCESS
- EASY ACCESS TO A13 & M25





## GROUND FLOOR

### **Communal Entrance**

Via security phone entry system, stairs & lift to first floor.

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall (L-Shaped)**

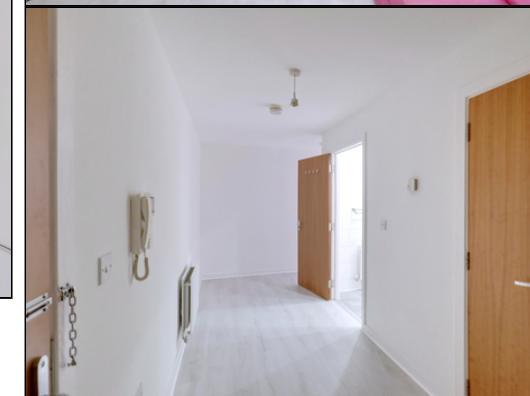
5.44m x 3.44m (17' 10" x 11' 3") Two built-in storage cupboards, radiator, wall mounted security video entrance phone, laminate flooring.

### **Bathroom**

2.26m x 2.22m (7' 5" x 7' 3") Inset spotlights to ceiling, low level flush WC, hand wash basin, P-shaped panelled bath, shower, part tiled walls, radiator, vinyl flooring.

### **Bedroom**

3.72m (Max) x 3.42m (12' 2" x 11' 3") Double glazed window to front, radiator, fitted wardrobe with sliding mirrored doors, laminate flooring, double glazed single door to front opening to balcony.



### **Reception Room**

5.02m x 3.82m (16' 6" x 12' 6") Double glazed windows to front, radiator, laminate flooring, uPVC framed double glazed door to front opening to balcony.

### **Balcony**

7.77m x 1.6m (25' 6" x 5' 3") Laid to artificial grass

### **Kitchen**

3.18m x 2.27m (10' 5" x 7' 5") Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, laminate splashbacks, laminate flooring.

### **EXTERIOR**

**Basement car park with one allocated parking space.**