



Flat 45, 3 Breacher House, Handley Page Road, Barking. IG11 0UX.



PRICE  
£350,000  
To  
£375,000

### Transport Information

The closest station is a short 18 minute bus ride away.  
The closest bus stop is a 2 minute walk.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	

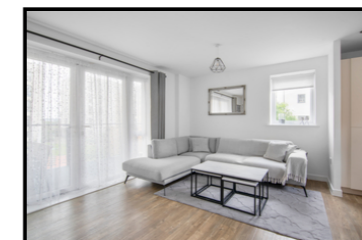
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

- **Stunning Three Bedroom Luxury Apartment**
- **Underground Secure Parking**
- **Great Location**
- **Ensuite to Master Bedroom**





## Flat 45, 3 Breacher House, Handley Page Road, Barking, Greater London. IG11 0UX.

Guide Price: £350,000 to £375,000 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 luxurious living throughout!

Located on this popular New development in Barking is this stunning three bedroom first floor flat.

The property which is very sought after boasts of a large lounge with balcony off it, fitted kitchen, modern bathroom and three double bedrooms. The primary room also has the added benefit of an ensuite 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.

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.

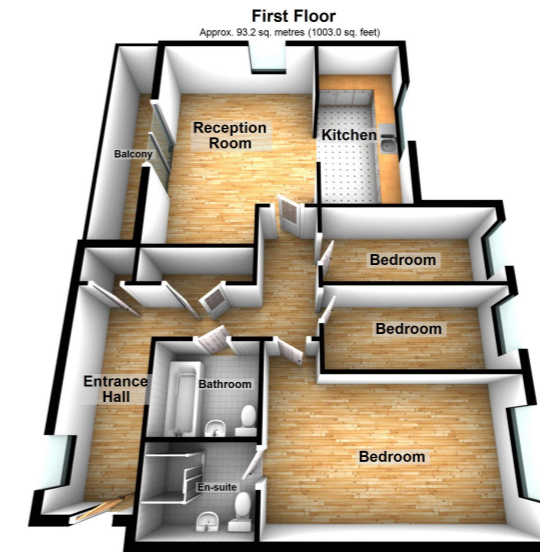
This delightful home could soon be yours, so pick up the phone and call to book your viewing now! The property represents a great investment or first time purchase.

So call now to book your space before its too late!

Lease: Approx 117 Years

What the owner says...

This flat is absolutely beautiful and I'm sure the next owners are going to love this wonderful home.



Total area: approx. 93.2 sq. metres (1003.0 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 Room

18' 8" x 11' 8" (5.69m x 3.56m)

### Kitchen

12' 0" x 6' 9" (3.66m x 2.06m)

### Bedroom One

11' 4" x 9' 3" (3.45m x 2.82m)

### Ensuite

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

### Bedroom Two

13' 4" x 9' 2" (4.06m x 2.79m)

### Bedroom Three

13' 4" x 7' 2" (4.06m x 2.18m)

### Bathroom

7' 2" x 6' 11" (2.18m x 2.11m)

