



Flat 37, 3 Breacher House, Handley Page Road, Barking. IG11 0UX.



PRICE  
£250,000  
To  
£270,000

### Transport Information

Barking Riverside for the Overground is 0.5 miles away which is an 11 minute walk. The closest bus stop is a 2 minute walk which will take you to Barking Station.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(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.

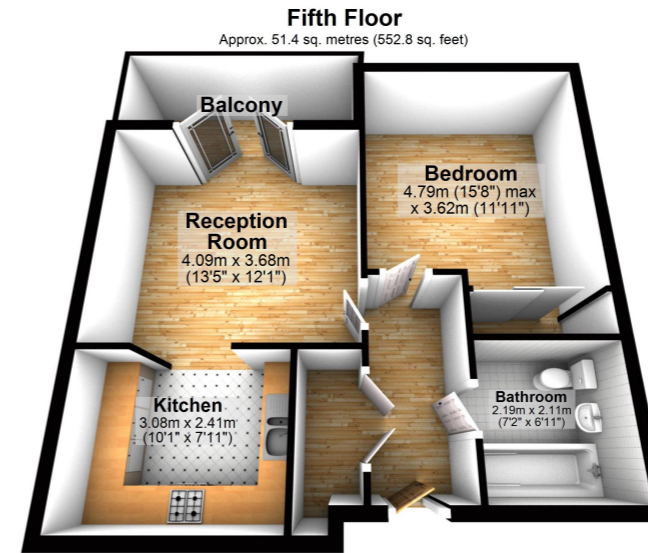
### What's next?

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 one bedroom luxury apartment**
- **Underground Secure Parking**
- **Excellent lease 122yrs approx**
- **Great Location and onward potential**





Total area: approx. 51.4 sq. metres (552.8 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk  
Plan produced using PlanUp.

## Accommodation

### Lounge

13' 8" x 12' 11" (4.17m x 3.94m)

### Kitchen

10' 1" x 8' 6" (3.07m x 2.59m)

### Bedroom

13' 5" x 11' 11" (4.09m x 3.63m)

### Bathroom

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

## Flat 37, 3 Breacher House, Handley Page Road, Barking. IG11 0UX.

Guide price £250,000 to £270,000 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 one bedroom fifth floor floor flat.

The property which is very sought after boasts of a large lounge, fitted kitchen, modern bathroom and a master bedroom, the balcony off the lounge has views of the Thames and London. 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 and nearby is the newly opened Barking Riverside for the Overground. 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 120 Years

Ground Rent and Service Charge: £1,200 Per Annum Approx.

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

Council: Barking & Dagenham

## What the owner says...

It is a great apartment, it's so big and spacious, and we have a balcony with views over London.



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