



Abbey Road, Barking, IG11

Asking Price: £290,000

Benham
& Reeves

Abbey Road, Barking, IG11

Benham
& Reeves

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

INVESTORS ONLY

Presenting this stunning one bedroom apartment in this beautiful riverside development. The property boasts a bright and airy reception room with a fully fitted open plan kitchen with integrated appliances. The property offers a large bedroom and a family bathroom. Further benefits include a large private balcony, beautiful communal gardens as well as superb riverside walkways. The apartment is in excellent decorative condition throughout and is ideal for investors.

The River Roding is very popular and this is one of the popular new developments situated on it. The historical Barking Abbey site is very close and also the town centre which offers an array of shops, bars and restaurants. It is well connected with regular trains going to Fenchurch Street from Barking Station.

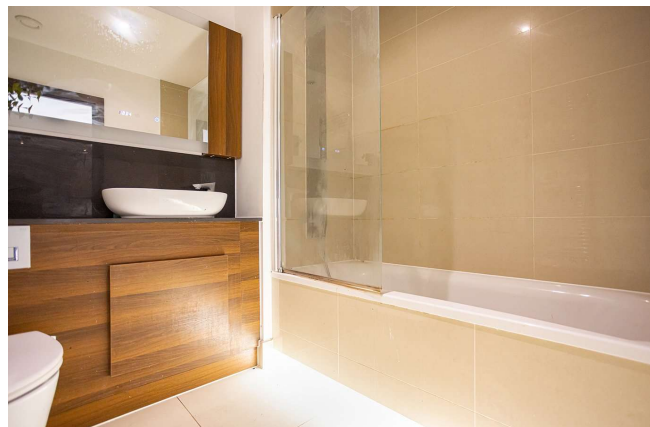
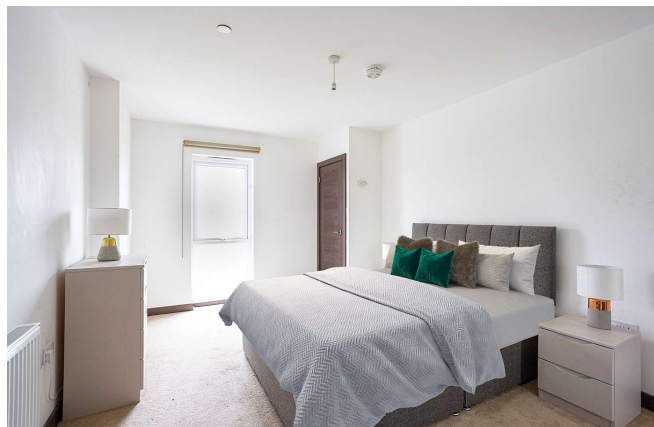
Please note that this property is currently rented, photographs were taken prior to the current tenancy

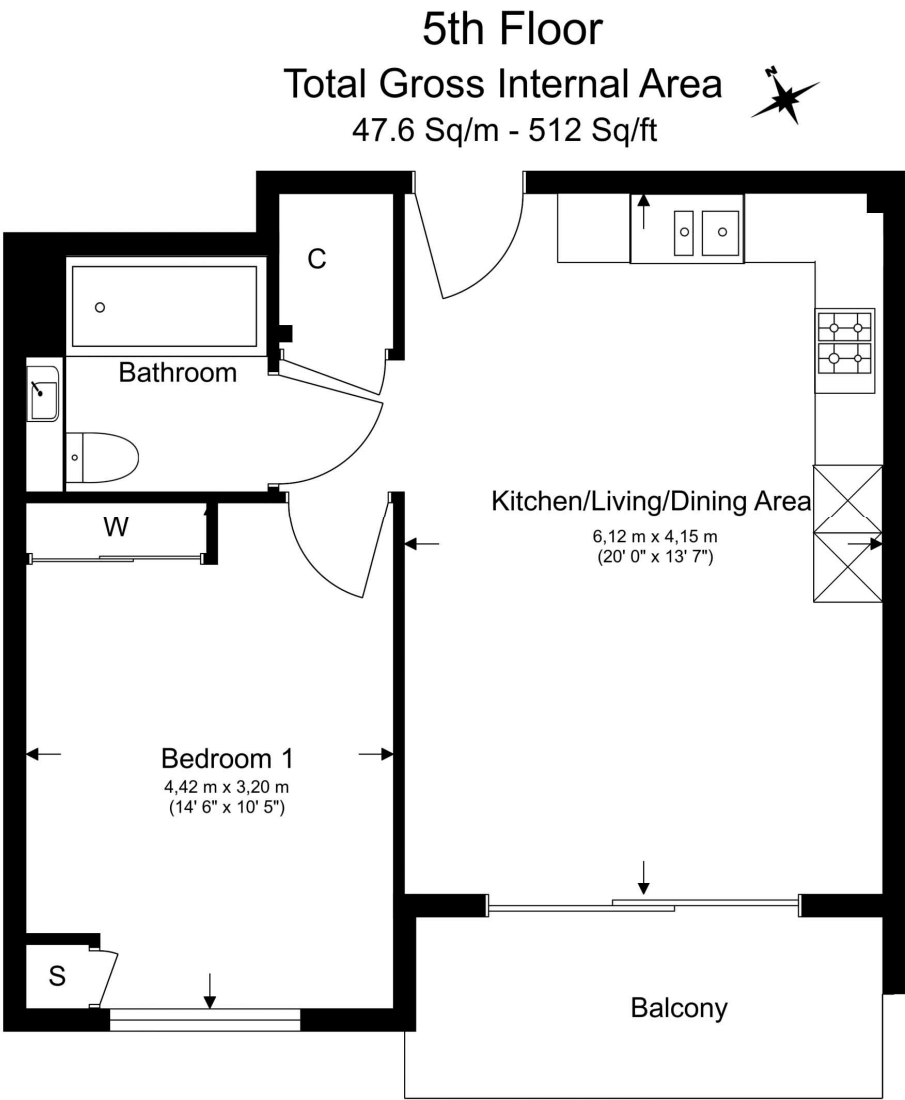




Property Features:

- One Bedroom
- 5th Floor
- Large South Facing Balcony
- Open-Plan
- Communal Gardens
- Wooden Flooring
- Riverside Development
- Investors only
- Direct Trains To Fenchurch Street





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 89 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|-------------------|--|
| Asking Price: | £290,000 |
| Tenure: | Leasehold Expires 01/01/3016 Approximately 991 Years Remaining |
| Ground Rent: | £300.00 (per annum) 2024 |
| Service Charge: | £1,116.00 approx. (per annum) Oct 2023 - Oct 2024 |
| Anticipated Rent: | £1,550.00 pcm Approx. 6.4% Yield |

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH220050

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

