



Abbey Road, Barking, IG11

Asking Price: £275,000

Benham
& Reeves

Abbey Road, Barking, IG11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

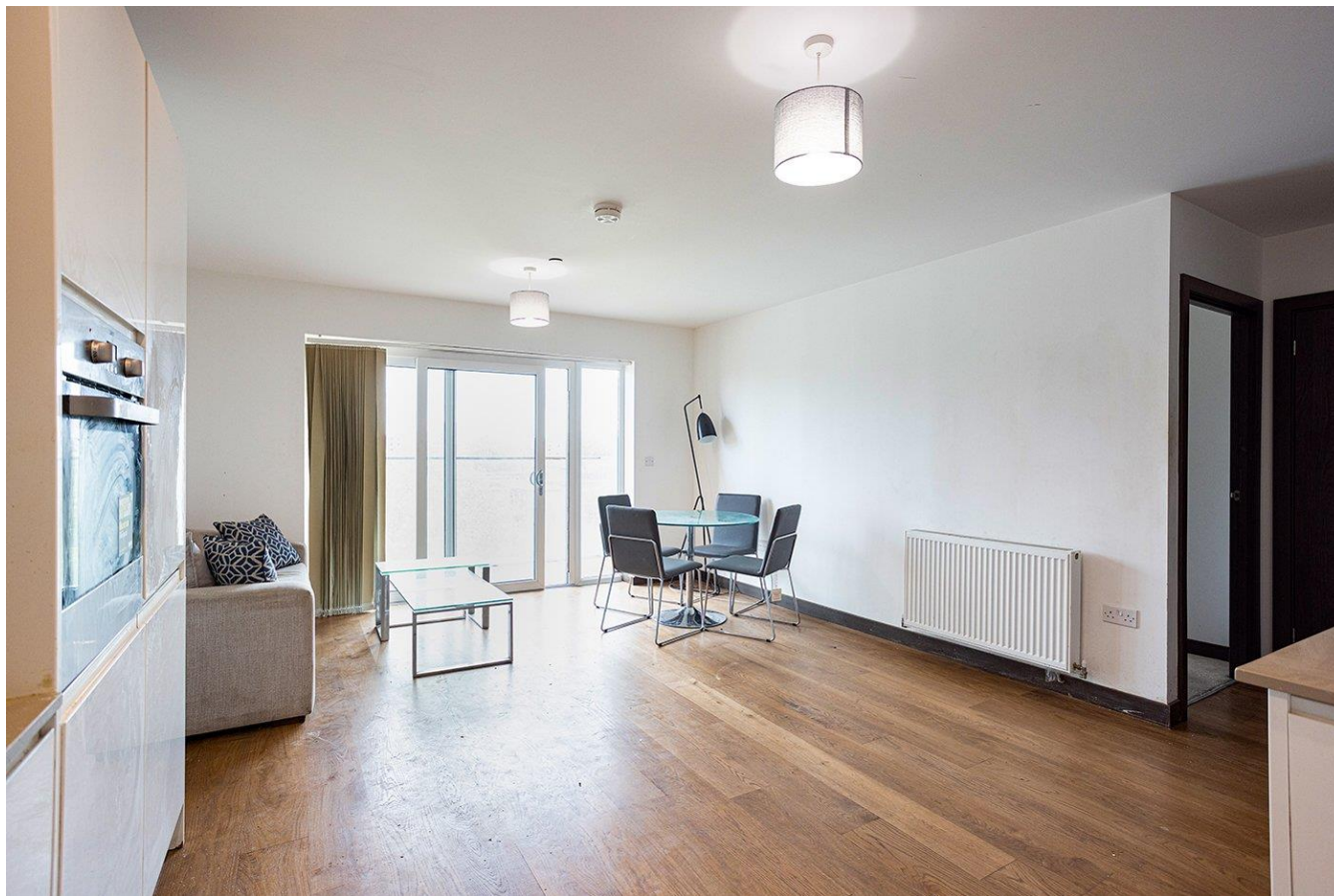
INVESTORS ONLY

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.

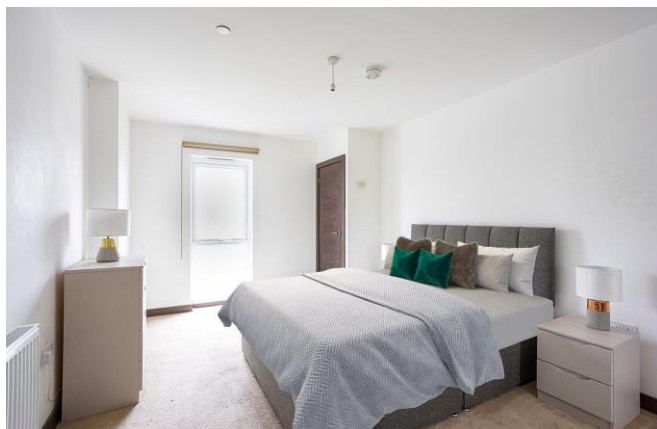
Please note that this property is currently rented, photographs were taken prior to the current tenancy





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
<i>Very energy efficient - lower running costs</i>		
(92+) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£275,000
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

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