



**£215,000**

**Abbey Road**

Essex, IG11 7BU

The property boasts a spacious open-plan lounge and kitchen area with laminate flooring, leading directly onto a private balcony - perfect for relaxing or entertaining. The double bedroom benefits from a built-in wardrobe, and the apartment also includes a private parking space.

Ideally located, the property offers excellent transport links, with local bus routes providing easy access to both Barking and Ilford Town Centres, each offering a wide variety of shops, restaurants, and amenities.

Barking Station provides mainline services to Fenchurch Street as well as access to the District Line, making it ideal for commuters. The property also offers convenient road links to the A13 and A406.

This highly sought-after property is expected to generate strong interest - call now to avoid disappointment.

**Additional Information:**

Offered chain free

Leasehold: 102 years remaining

Service Charge: £2800 per annum

Ground Rent: £150 per annum

Council Tax: Band B



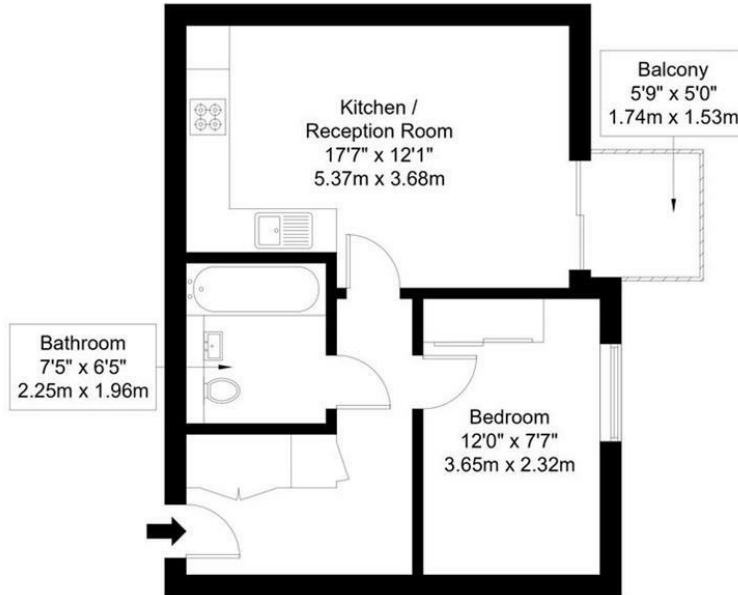


# Hewetts Quay, IG11 7BU

Approx Gross Internal Area = 42.4 sq m / 456 sq ft

Balcony = 2.7 sq m / 29 sq ft

Total = 45.1 sq m / 485 sq ft



Second Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  | <b>83</b>                  | <b>85</b> |
| (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>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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