



Manwell Lane, Barking, IG11 0WU

£240,000





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# Manwell Lane

Barking, IG11 0WU

- EPC B
- Lounge
- Bathroom
- Parking for one
- One bedroom
- Kitchen
- Close to public transport
- EWS1 - B1 Rating

Nestled in the heart of Barking, this charming third-floor flat on Manwell Lane offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-proportioned bedroom, providing a peaceful retreat after a long day. The reception room is inviting and versatile, ideal for both relaxation and entertaining guests.

The flat includes a modern bathroom, ensuring all your daily needs are met with ease. With a remaining lease of 115 years, this property presents a secure investment for the future.

One of the standout features of this flat is its proximity to public transport, making commuting and exploring the vibrant surroundings effortless. Whether you are heading to work or enjoying a day out, you will find excellent transport links just a stone's throw away.

This property is an excellent opportunity for those looking to embrace the lively atmosphere of Barking while enjoying the comforts of a well-appointed flat. Don't miss the chance to make this lovely space your new home.



## ENTRANCE

## LOUNGE

13'7" x 12'0" (4.16m x 3.67m)

## KITCHEN

9'8" x 8'5" (2.95m x 2.57m)

## BEDROOM

12'2" x 11'5" (3.72m x 3.50m)

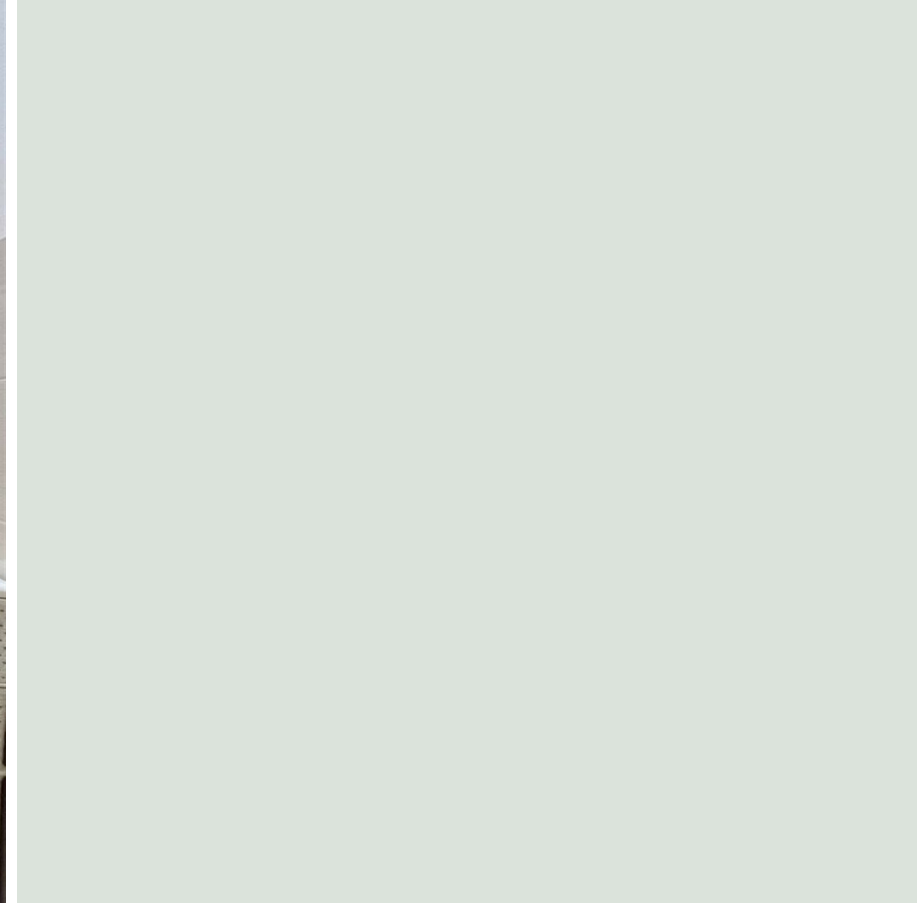
## BATHROOM

7'2" x 6'11" (2.19m x 2.11m)

## EXTERIOR

## AGENTS NOTE



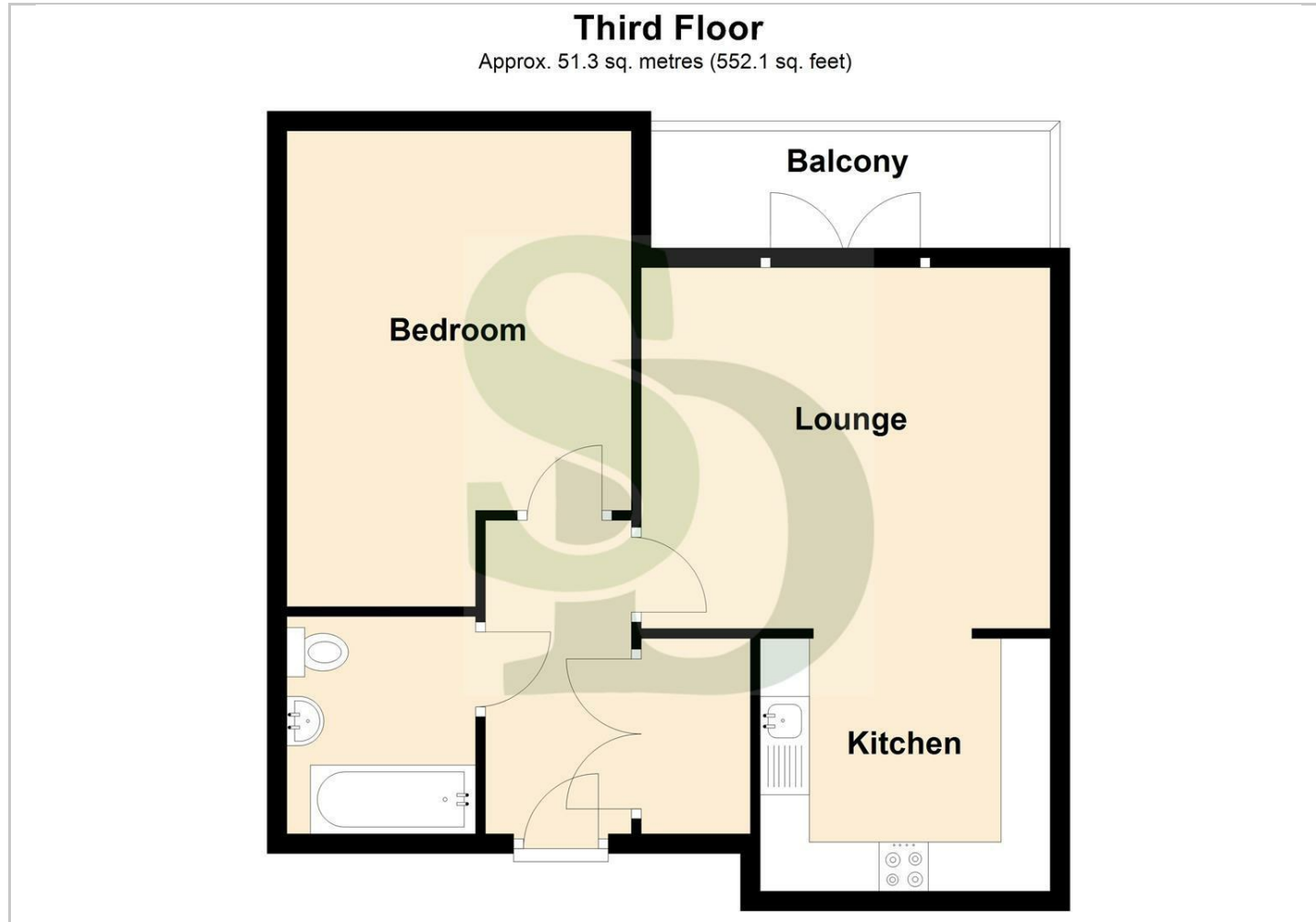


Directions





## Floor Plans



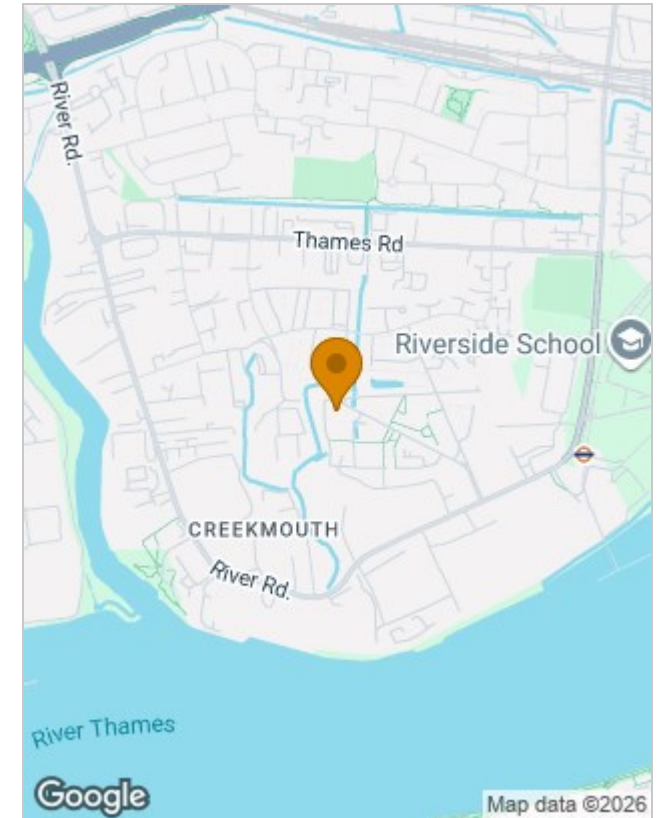
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	