



Westbury Road, Barking, IG11 7PL

Offers In Excess Of £215,000





Westbury Road

Barking, IG11 7PL

- EPC - TBC
- FIRST FLOOR
- DOUBLE GLAZED WINDOW
- CLOSE TO LOCAL AMENITIES
- ONE BEDROOM FLAT
- BARKING STATION
- GAS CENTRAL HEATING

NO CHAIN - GREAT FOR INVESTORS AND FTB

Nestled on the desirable Westbury Road in Barking, this one-bedroom first-floor flat offers a perfect blend of comfort and convenience. The property features a well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom provides a peaceful retreat, ensuring a restful night's sleep.

Its purpose-built nature ensures that the layout is both practical and efficient, making the most of the available space.

Situated in a vibrant area, this flat is well-connected to local amenities, including shops, parks, and public transport links, making it an excellent choice for those seeking a balanced lifestyle. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to own a piece of Westbury Road.

Do not miss the chance to make this delightful flat your new home.



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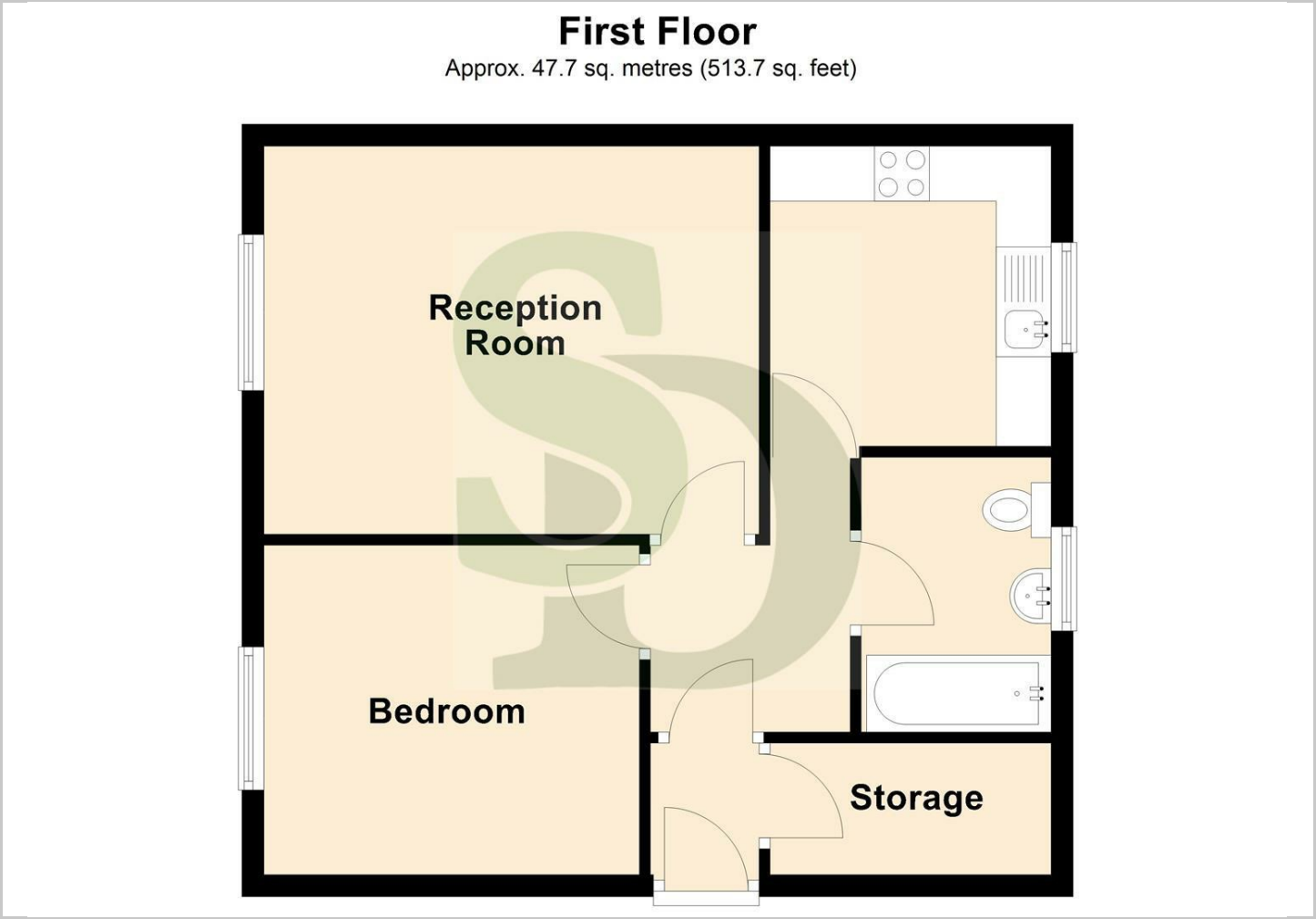
COMMUNAL ENTRANCE	
ENTRANCE TO FLAT	
BEDROOM ONE	11'3" x 9'9" (3.43m x 2.98m)
RECEPTION ROOM	14'10" x 11'7" (4.54m x 3.55m)
KITCHEN	8'11" x 8'4" (2.74m x 2.56m)
BATHROOM	8'2" x 5'8" (2.49m x 1.75m)
STORAGE	8'9" x 3'11" (2.67m x 1.20m)
AGENTS NOTE	



Directions



Floor Plans



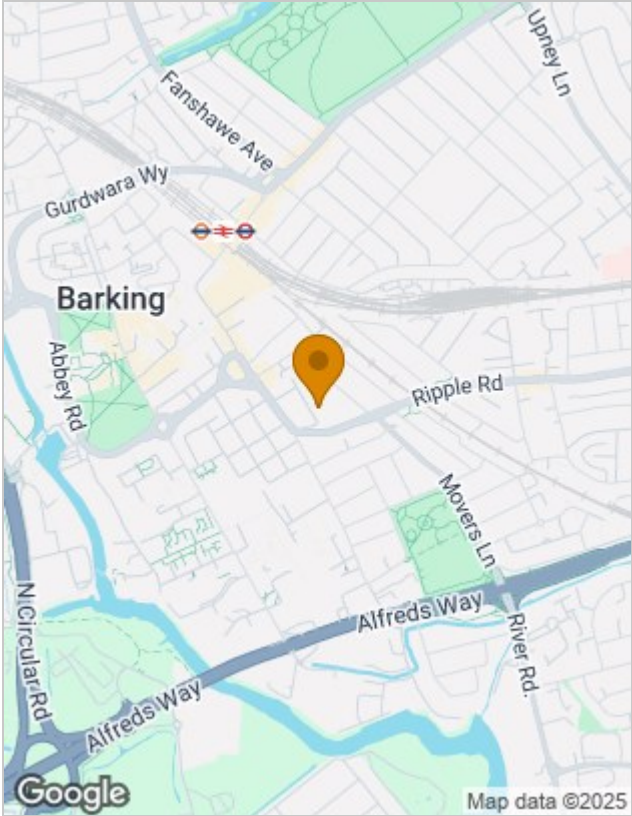
Viewing

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC