

Barking Road,  
London,  
Greater London.  
E13 8HJ

325,000



- BRAND NEW DEVELOPMENT
- Help to Buy Available
- Very Large 1 Bedroom Apartment
- Beautifully Finished
- Multimedia Security Entry System With Lift Call
- Spacious Double Bedroom
- Large Living Room
- Separate Dining Area
- Lift Access to All Floors



**REDUCED**

Ref: PRA10237

Viewing Instructions: Strictly By Appointment Only

## General Description

BRAND NEW DEVELOPMENT with HELP to BUY: 20 Minute bike ride to Canary Wharf: Large 1 double bedroom apartment with a private covered balcony, lift access to all floors and parking available CALL NOW

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## Accommodation

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### Hallway

Via a private door, tiled flooring throughout, radiator, multimedia entry system with lift call and separate video security door

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### Living Room (19' 0" x 12' 7") or (5.78m x 3.84m)

Double glazed windows and double glazed doors with direct access to a private covered balcony, tiled flooring, contemporary styled radiators, open archway to Kitchen

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### Kitchen (17' 10" x 9' 7") or (5.44m x 2.92m)

Brand new range of gloss fronted wall and base units with contrasting counter tops, single sink and mixer taps, integrated oven, hob and extractor hood, plumbed for washing machine tiled floors

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### Bedroom 1 (13' 5" x 10' 4") or (4.09m x 3.15m)

Double glazed window, carpet to floor contemporary style radiator

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### Family Bathroom Wc

Stunning brand new suite comprising a panelled bath with shower, vanity wash hand basin and low level wc, tiled walls and floors

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### Balcony (57' 4" x 9' 8") or (17.47m x 2.94m)

Private balcony with tiled floor

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## Services

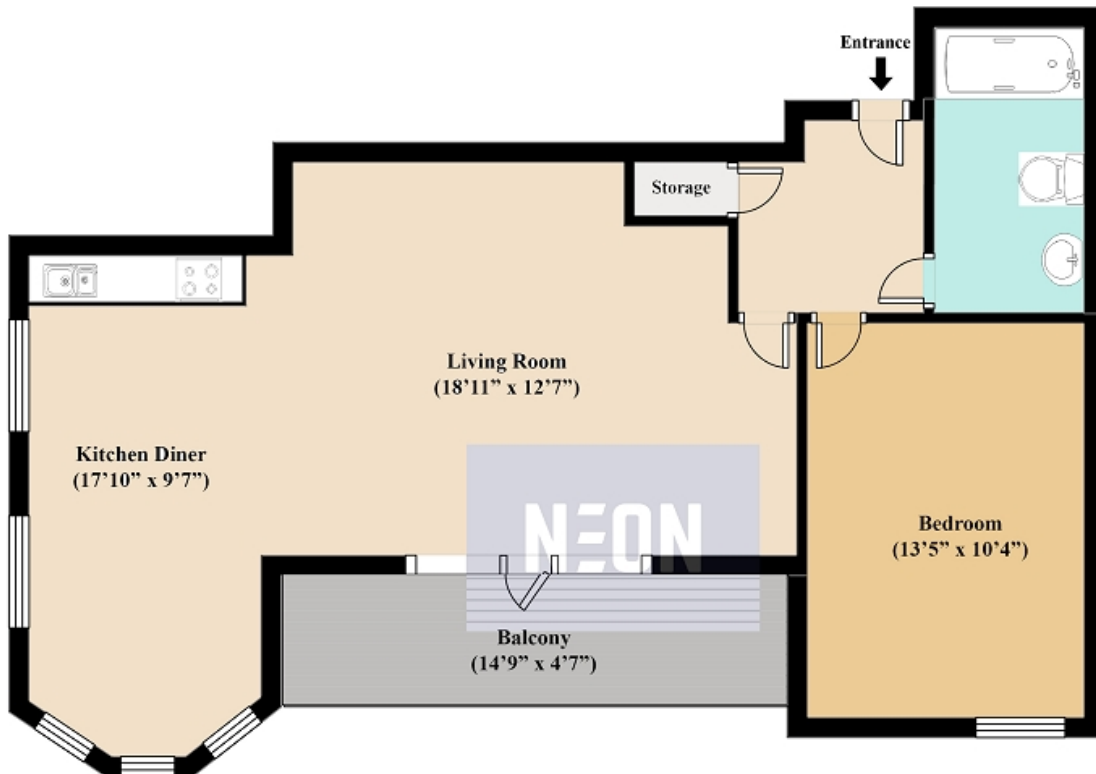
### Tenure

We are informed that the tenure is Leasehold

### Council Tax

Band Not Specified

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Disclaimer: 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. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*