



Lambourne Road, Barking, IG11 9PZ

welcome to

Lambourne Road, Barking

One Bedroom Split Level Maisonette with its Own Private Rear Garden, conveniently situated for both Barking and Upney Stations, Barking Town Centre, Bus Routes and Local Amenities.



CHAIN FREE One Bedroom Split Level Maisonette with its Own Private Rear Garden, conveniently situated for both Barking and Upney Stations, Barking Town Centre, Bus Routes and Local Amenities.

The property comprises a Kitchen-Diner on the Ground Floor with Patio Doors leading to a Private Rear Garden.

The First Floor features a Lounge, Dining Area, Bedroom and Bathroom.

The Layout and Generous Room Sizes lend this Maisonette the Potential to be Converted into a Two-Bedroom Property, making it a Great Investment for First Time Buyers, Downsizers and Investors.

Early Viewing is Definitely Recommended!

MORE IMAGES AND A FLOORPLAN TO FOLLOW!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen-Diner

Lounge

Dining Area

Bedroom

Bathroom



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welcome to

Lambourne Road, Barking

- WILLIAM H BROWN BARKING EXCLUSIVE
- CHAIN FREE
- SPLIT-LEVEL MAISONETTE
- CLOSE TO UPNEY STATION
- PRIVATE REAR GARDEN

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1095.91

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£245,000



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Property Ref:
BKG105824 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property

 **william h brown**
Incorporating
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Glenny**



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