

**99Home Ltd.**

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## 4 Bed Flat In Cowbridge Lane , Barking, IG11 8LH

£300,000





## SHORT DESCRIPTION

Property Ref: 15368 We are pleased to present this spacious and well-maintained four-bedroom apartment, offering a comfortable and modern living environment. It is situated in a Highly Desirable, vibrant and well-connected area. This wonderful residence boasts 4 bedrooms, 2 bathrooms, and 1 living rooms, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a and parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. This property is ideal for families, investors, or professionals looking for a well-located and spacious home in East London. Excellent Transport Connectivity: Barking Station - 0.4 miles East Ham Station - 0.9 miles Ilford Station - 1.3 miles \*Convenient Nearby Facilities: Educational institutions within a 2km radius Easy access to supermarkets, medical centres, gyms, and leisure facilities Property Type- Flat Full selling price- £300000.00 Pricing Options- Guide Price Tenure- Leasehold Remaining lease (In Year)- 90 Yearly Ground Rent Cost- £0.00 Yearly Management Cost- £0.00 Council tax band- B EPC rating- C Measurement- 979 sq.ft. Outside Space- Communal Garden Parking- Off street Heating Type- Gas Central Heating Chain Sale or Chain Free- Chain free -----

4

Bed Room(s)

2

Bath Room(s)

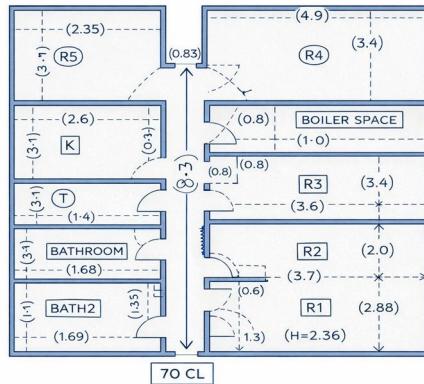
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	86 square metres

### Rules on letting this property

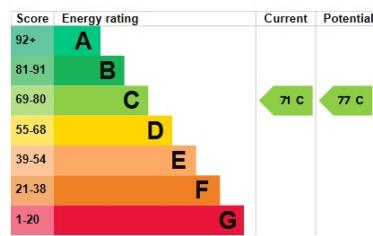
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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