

2 Bed Flat In Gurney Close , Barking, IG11 8JY

£270,000





## SHORT DESCRIPTION

Property Ref: 15394 Full Description Prime 2-Bed Investment | Strong Rental Demand | Long Lease Asset - Barking Positioned in a proven rental hotspot, this chain-free first-floor apartment in Gurney Close, Barking presents an outstanding opportunity for investors seeking strong, consistent returns and long-term capital growth. Located within easy reach of Barking Station (District & Hammersmith & City Lines, Zone 4) and with direct access to the A406 & A13, the property consistently attracts professional tenants commuting to Canary Wharf, the City, and London City Airport—making it a reliable, income-generating asset. The property features two spacious bedrooms, ideal for sharers or families, along with a bright and well-proportioned living room. It also benefits from a separate kitchen, highly preferred by tenants and a practical bathroom layout designed for everyday convenience and low maintenance. Set within a quiet, well-connected residential development with communal gardens, this is a low-maintenance, high-demand rental asset suited to both first-time and experienced investors. This property offers a compelling combination of affordability, yield potential, and future appreciation. Don't miss this opportunity to make a wonderful home in a well-regarded location. Investment Snapshot Tenure: Leasehold Remaining Lease: 148 years (long lease) Ground Rent: Nil (enhanced yield) Service Charge: £2,676.82 p.a. Council Tax: Band B EPC Rating: C (letting compliant) Size: Approx. 527 sq. ft. Heating: Gas central heating Outside Space: Communal garden Possession: Vacant on completion (ready to let immediately) Enquire today to secure this high-performing asset before it's gone. -----



**Bed Room(s)**



**Bath Room(s)**



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

---

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

---

Company registration number in England : 10469887 VAT: 263 3023 36  
 Copyright © 99Home Limited 2017. All rights reserved.