

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. -----

2

Bed Room(s)

1

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

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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		

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