

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

£280,000





## SHORT DESCRIPTION

Property Ref: 15394 Full Description Welcome to this attractive first-floor flat situated in the sought-after area of Gurney Close, Barking. This prime position provides excellent access to the A406 and A13, making it a convenient choice for commuters travelling to the City of London, London City Airport, or Canary Wharf. Situated close to Barking Town Centre and Barking Station (serving the District and Hammersmith & City Lines - Zone 4), the property enjoys superb connectivity and local amenities. The property comprises two generously sized bedrooms, Living room and separate kitchen making it well-suited for individuals, couples, or small families. The bathroom is conveniently located for easy access and everyday use. Ideal for those seeking a comfortable, low-maintenance home, this flat combines practicality with charm. Set in a quiet and well-connected neighborhood, Gurney Close benefits from excellent transport links and a range of local amenities, providing ease and convenience for daily living. Don't miss this opportunity to make a wonderful home in a well-regarded location. Property Type: Flat Full selling price: £280000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 148 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: B EPC rating: C Measurement: 527.432 sq.ft. Outside Space: Communal Garden Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



**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

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

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