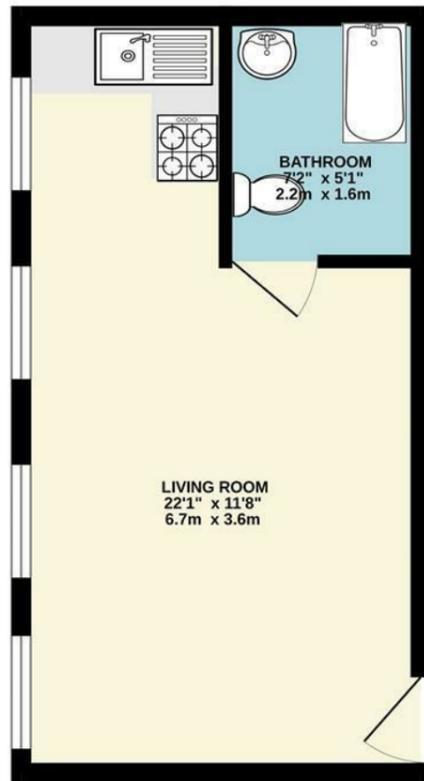


GROUND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 257 sq.ft. (23.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Quayside House, Barking, IG11 7BZ  
£1,250 Per Month

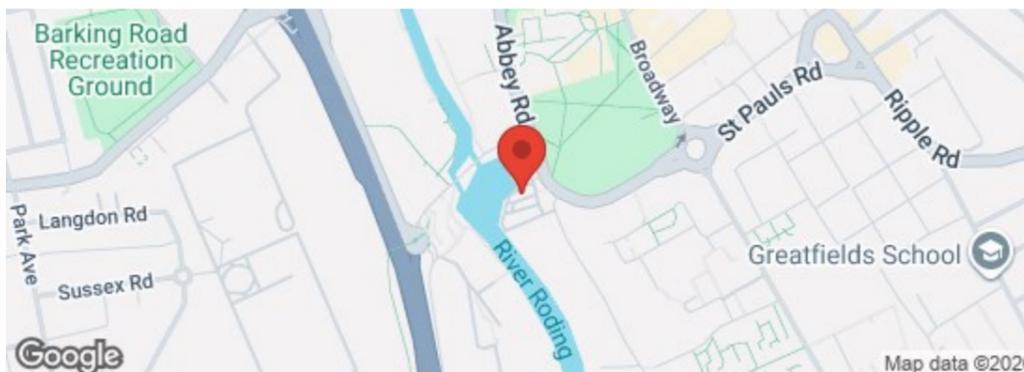
Bedrooms: 0 | Reception Rooms: 0 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

Council: Barking & Dagenham Council | Council Tax Band: B | Floor Area: 236.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Welcome to Quayside House, a charming studio flat located on Abbey Road in Barking, IG11. This delightful ground floor apartment offers a modern living experience, perfect for individuals or couples seeking a convenient and stylish home.

Spanning an area of 258 square feet, the studio has been recently refurbished to a high standard, ensuring a fresh and inviting atmosphere. The open plan kitchen and living area is designed to maximise space and light, making it an ideal setting for both relaxation and entertaining. The property benefits from gas central heating and double glazing, providing comfort and energy efficiency throughout the year.

One of the standout features of this property is its prime location. Just a short walk from Barking Station, residents will enjoy excellent transport links to London and beyond, making commuting a breeze.

This unfurnished studio apartment is available for immediate occupancy, allowing you to personalise the space to your taste. Whether you are a first-time renter or looking to downsize, Quayside House presents a fantastic opportunity to secure a modern living space in a vibrant area.

Do not miss the chance to make this lovely studio your new home. Contact us today to arrange a viewing.