



**Whiting Avenue, Barking, London, IG11 8DB**

**£1,200**

Elms Estates are pleased to offer To Let this one bedroom maisonette located within a gated development on Whiting Avenue.

This property offers good access to Barking Station, as well as other local amenities and transport links. With the benefit of secure outside space, local leisure facilities and the array of shopping and dining opportunities Barking has to offer, We're sure this property will not be available for long!

Call now to avoid disappointment.



## Reception

## Kitchen

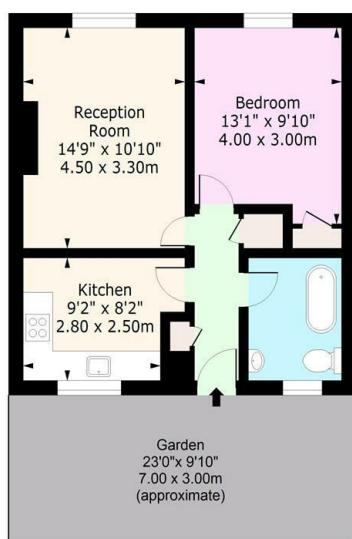
## Bedroom

## Bathroom



**Jack Cook House,  
Whiting Avenue, Barking, IG11 8DB**

Approx. Gross Internal Area 504 Sq Ft - 46.82 Sq M



### Ground Floor

Floor Area 504 Sq Ft - 46.82 Sq M

For Illustration Purposes Only - Not To Scale

[www.lpplus.com](http://www.lpplus.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B	72	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

EU Directive

2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-81)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

England & Wales

EU Directive

2002/91/EC