



## Handley Page Road, Barking, IG11 0UX

### £1,850 Per Calendar Month



**\*\* GREAT SIZE, WELL PRESENTED 2 BED 2 BATH FLAT WITH PRIVATE BALCONY & ALLOCATED PARKING WITHIN MODERN DEVELOPMENT IN BARKING RIVERSIDE - AVAILABLE NOW \*\***

OC Homes are delighted to offer to the Lettings market, this well presented two bed two bath flat located on the second floor of this popular modern development in Barking Riverside, within walking distance of Barking Riverside Station on the Suffragette Line (Overground).

The property boasts over 800 sq ft of internal accommodation which comprises; bright and spacious reception room with open plan kitchen and access to a large private balcony, two double bedrooms (one with en-suite shower room) and a modern three-piece bathroom. Further benefits include one allocated underground parking space, access to a communal green area with play area, secure entry system, and it is ideally situated within walking distance to local amenities and public transport links. The property is located within close proximity of Barking Riverside with all its shops, amenities and leisure facilities, within easy access to Barking Riverside Station and Riverside Pier for the Uber Boat into the city. To arrange a viewing please call the OC Homes Lettings team now.

AVAILABLE NOW

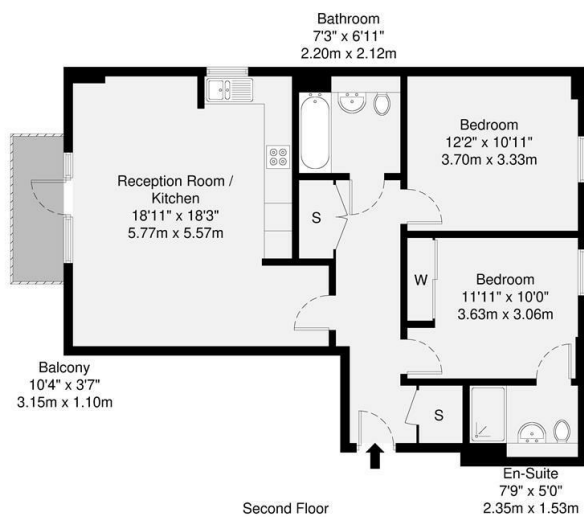
- TWO BED TWO BATH
- OVER 800 SQ FT
- PRIVATE BALCONY
- UNDERGROUND PARKING SPACE
- LOTS OF LOCAL AMENITIES
- WALKING DISTANCE TO BARKING RIVERSIDE STATION
- MODERN DEVELOPMENT
- AVAILABLE NOW

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.







**GROSS INTERNAL AREA (GIA)**  
The total area of the property  
75.1 sq m / 808 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe space only  
3.3 sq m / 35 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Driveway etc.  
3.4 sq m / 36 sq ft

**RESTRICTED HEAD HEIGHT**  
Limiting on area under 2.0m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.