

A&M
ARBON MILLER
EST 1976

A&M
ARBON MILLER
EST 1976

2 Little Gearies
Barkingside, Essex IG6 1HR
Price £325,000

2 Little Gearies, Barkingside, Essex IG6 1HR

CHAIN FREE - Arbon & Miller are pleased to offer this three bedroom ground floor flat on Little Gearies in Barkingside, offered chain free and in need of modernisation. It's a fantastic opportunity for buyers looking to put their own stamp on a home or for investors wanting to add value. The flat is held on a lease with approximately 81 years remaining. It sits in a popular residential location within easy reach of Gants Hill, Barkingside and Newbury Park Central Line stations, all within a mile, with the A12 Eastern Avenue and A406 North Circular close by for road links into London and out to Essex. Families are well served by highly regarded local schools, including Gearies Primary, Fullwood Primary and St Augustine's Catholic Primary, with Ilford County High, Valentines High and Oaks Park High also nearby. Tesco and Co-op stores are within walking distance, and the shops, cafés and restaurants of Gants Hill and Barkingside High Street, plus local GP surgeries and pharmacies, are all close at hand. Early viewing is highly recommended.

COMMUNAL ENTRANCE HALL

Security entry phone system.

ENTRANCE HALL

Doors to:

LOUNGE 16'5 x 11'6 (5.00m x 3.51m)

Double glazed window, brick built fireplace, coved cornice, double radiator, ceiling height three light obscure glazed window.

KITCHEN 13'5 x 8'6 (4.09m x 2.59m)

Wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap, four ring gas hob with extractor hood over, cooker point, plumbing for washing machine, wall mounted boiler.

BEDROOM ONE 15'5 x 9'6 (4.70m x 2.90m)

Double glazed window with fixed sidelights either side, wall light point.

BEDROOM TWO 12'6 x 8'6 (3.81m x 2.59m)

Double glazed window, radiator, coved cornice.

BEDROOM THREE 9'2 x 7'10 (2.79m x 2.39m)

Three light double glazed window with fanlights over, radiator.

BATHROOM 8'10 x 5'7 (2.69m x 1.70m)

Wood panel enclosed bath, wash hand basin, tiled walls, double glazed window with fanlight, airing cupboard.

SEPARATE WC

Low level wc, tiled walls, extractor fan, double glazed window.

COMMUNAL AREAS

Communal gardens. Communal Parking.

LEASE

GROUND RENT

SERVICE CHARGE

COUNCIL TAX

London Borough of Redbridge - Band

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



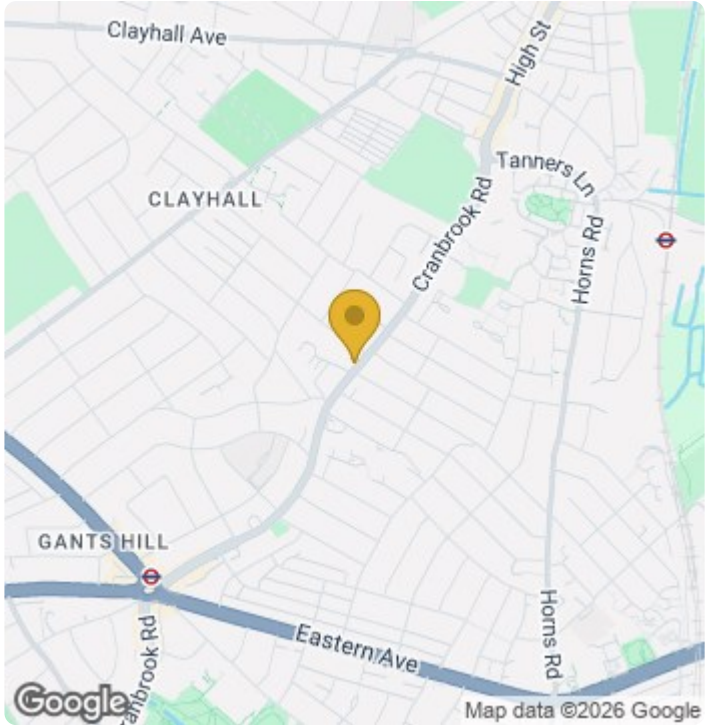
Little Gearies IG6

Approx. Gross Internal Area 888 Sq Ft - 82.50 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 29/9/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

