



63 Westbury Road, Barking, IG11 7PL

Price Guide £250,000

- Ground floor two-bedroom flat
- Open-plan lounge and kitchen area
- Bright and spacious shower room
- Approx. 110-year lease remaining
- Two well-proportioned bedrooms with ample storage
- Excellent location close to Barking station and shopping facilities
- Guide Price £250000 - £270.000

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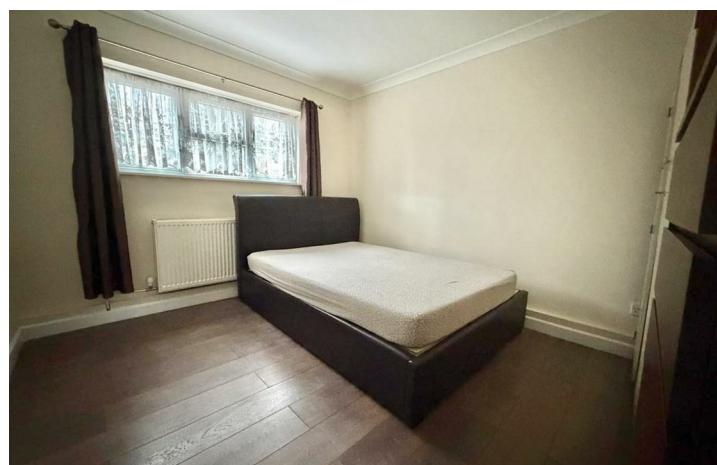
Maybury Estates are delighted to offer for sale this well-presented ground floor two-bedroom flat situated in the heart of Barking and offering generous storage space and access to communal gardens. The property benefits from an approx. 110-year lease and features a bright open-plan lounge/kitchen area, ideal for modern living.

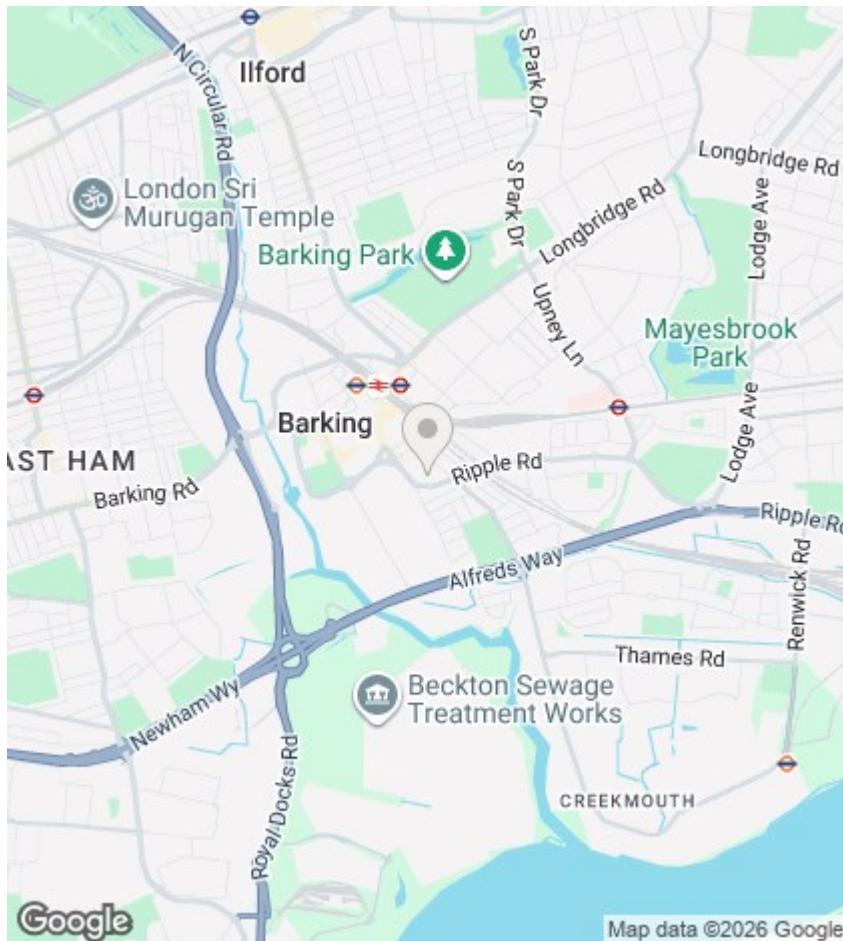
Both bedrooms are good-sized, and the flat is completed by a spacious, light-filled shower room. Conveniently located with easy access to Barking station and local shopping facilities.

This property is perfectly suited to first-time buyers, young couples, or buy-to-let investors.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	78	

