



CHELMER CRESCENT BARKING

£240,000

Offers in excess

Vendors has advised there is 91 years left on the lease and the ground rent/service charge is £1270 per year

Located on the sought-after Chelmer Crescent in Barking, this spacious two-bedroom maisonette offers comfortable and well-designed living space ideal for first-time buyers, small families, or investors.

The property features a bright and airy lounge with plenty of natural light, a well-equipped fitted kitchen, and two generously sized double bedrooms. The layout includes a separate WC and a family bathroom, providing added convenience for daily living.

Set over two floors, the home offers a great sense of space and privacy.





Approximate total area⁽¹⁾
705 ft²

Floor 0



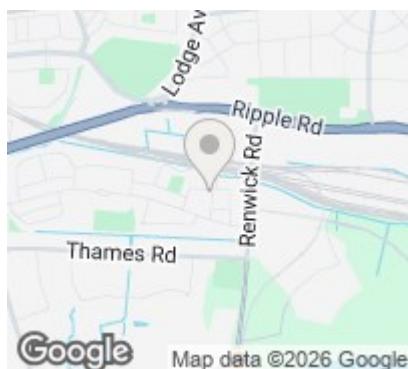
Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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