

LEASEHOLD



Flat (EPC Rating: D)

1 LAMBOURNE ROAD, BARKING, IG11 9PP

Guide price

£260,000

Green Lane Residential

Your personal estate agents with over 50 years experience



2



1



1



D

# 2 Bedroom Flat located in Barking

Acting as the sellers sole agent, Green Lane Residential are pleased to offer this generously sized, two-bedroom ground-floor flat, offering over 650 square feet of living space. Perfectly positioned in a sought-after location, this property combines comfort, convenience, and outdoor space with its own private garden.

**Two Spacious Bedrooms:** Well-proportioned rooms offering ample space for relaxation or home office use.

**Bright & Airy Living Area:** A large, open-plan living space that is flooded with natural light, ideal for entertaining or unwinding after a busy day.

**Private Garden:** Step outside to your very own private garden – a perfect spot for outdoor dining, gardening, or enjoying a quiet moment.

A clean and contemporary bathroom with stylish fixtures and fittings.

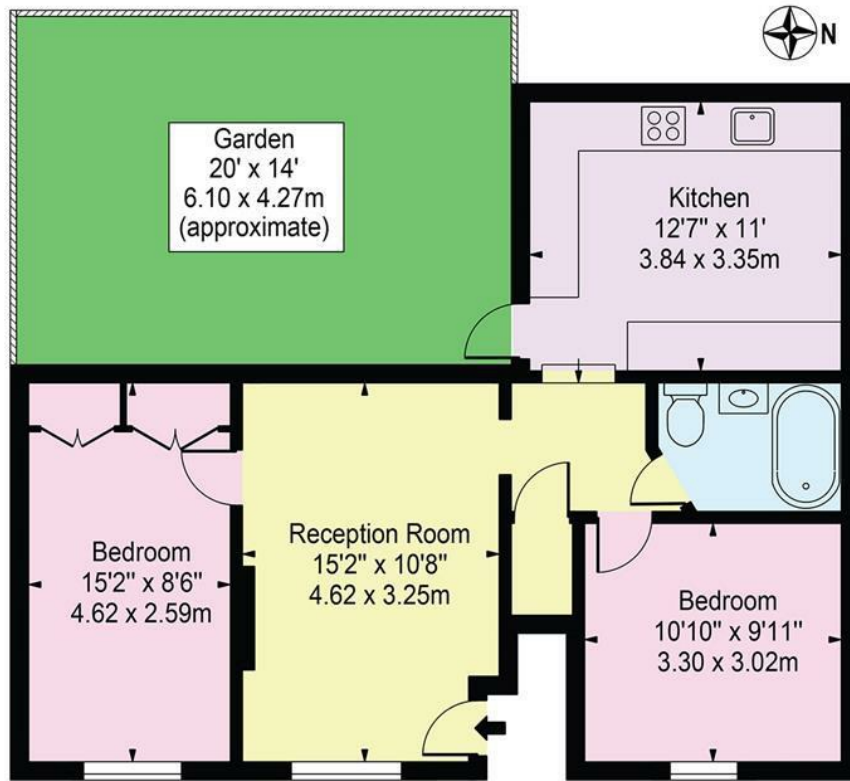






# Lambourne Road, IG11 9PP

Approx. Gross Internal Area 652 Sq Ft - 60.57 Sq M



Ground Floor

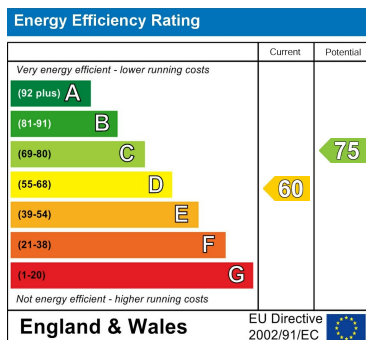
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

**B**

Energy Performance Graph



Call us on

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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 are advised to recheck the measurements.

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