



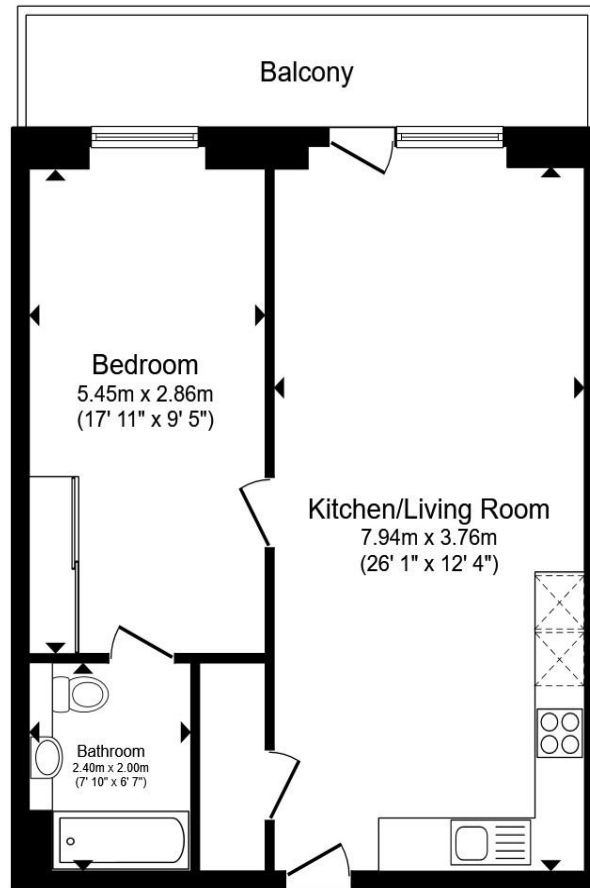
**Erken Plaza, Abbey Road, Barking, IG11 7EP**

**welcome to**

**Erken Plaza, Abbey Road, Barking**

Beautiful One Bedroom Third Floor Flat situated within Erken Plaza, the popular Abbey Quay Riverside Quarter development, with easy access to Barking Town Centre and Barking Station serving the District, Hammersmith & City Line and C2C Lines.





**Third Floor**

**Kitchen/Living Room**  
26' 1" x 12' 4" ( 7.95m x 3.76m )

**Balcony**

**Bedroom**  
17' 11" x 9' 5" ( 5.46m x 2.87m )

**Bathroom**  
7' 10" x 6' 7" ( 2.39m x 2.01m )

Total floor area 54.9 m<sup>2</sup> (591 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Erken Plaza, Abbey Road, Barking

- WILLIAM H BROWN BARKING EXCLUSIVE
- OVER 990 YEARS REMAINING ON LEASE
- CLOSE TO BARKING STATION
- EASY ACCESS TO BARKING TOWN CENTRE
- BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3528.40

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £288,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105698](http://williamhbrown.co.uk/Property/BKG105698)



Property Ref:  
BKG105698 - 0003

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William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**  
Incorporating  
**Porter  
Glenny**



**020 8594 3017**



[barking@williamhbrown.co.uk](mailto:barking@williamhbrown.co.uk)



3 Faircross Parade, Longbridge Road,  
BARKING, Essex, IG11 8UN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**