

87 waterside close Barking IG11 9EL Essex U.K



Quick Summary

Price	Property Type	Status	Area
£324,995	Apartment	For Sale	55 m ²

Beds	Baths	Garages	Rating
2	1	0	4

Property Description

Well-presented two-bedroom flat offering approximately 55 square meters including living space. Conveniently located with easy access to transport links, parks, local schools, and amenities, this property features a spacious lounge, a fitted kitchen, one double bedroom, one single bedroom, and a modern bathroom. With an EPC rating of D and allocated parking, it presents an ideal home for first-time buyers, those looking to downsize, or as a solid investment opportunity.

Property Features

- Good Transport Links
- Ideal for First Time Buyers
- Over 100+ years remaining on lease
- Two-bedroom flat
- Well presented throughout
- Good transport links
- Allocated parking

EPC

Energy performance certificate (EPC)

87 Waterside Close
BARRING
IG11 9EL

Energy rating
D

Valid until: 15 June 2032

Certificate number: 2732-9428-9100-0618-7288

Property type: Ground-floor flat
Total floor area: 53 square metres

Rules on letting this property

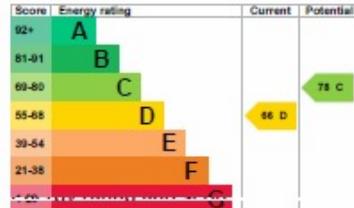
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



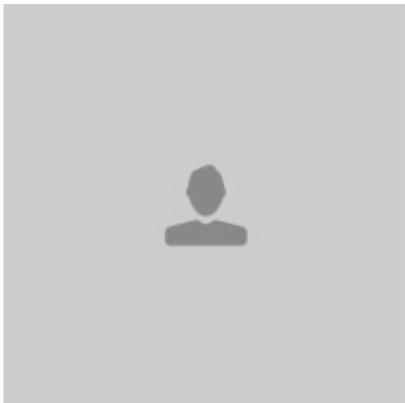
The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Contact Agent

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