



26 Fairlop Road
Barkingside, Essex IG6 2EF
£2,350 Per month

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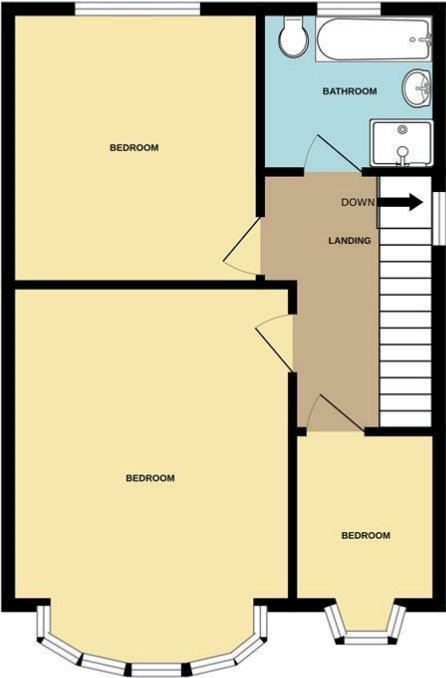
A well presented three bedroom, two bathroom house available immediately on Fairlop Road, in the heart of Barkingside, with off street parking to the front and a large rear garden — a genuine rarity at this level of the market. Ideally suited to a family or professional sharers, the property sits within easy walking distance of Barkingside High Street and its excellent range of shops, supermarkets, cafés and restaurants, along with the Fullwell Cross library and leisure centre. Barkingside Central line station is close by for direct links into the City, the West End and Stratford, with frequent bus routes along the High Street, and the area is well served by highly regarded primary and secondary schools, several of which are only a short walk away. Fairlop Waters Country Park and Valentines Park are both nearby for open space and family recreation. Available immediately — early viewing strongly recommended.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

