

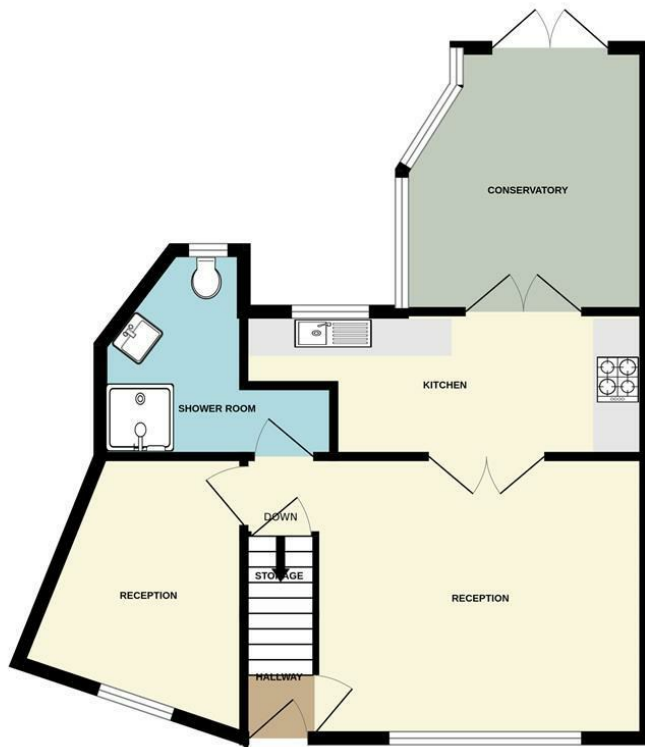


29 Dawson Avenue, Barking, IG11 9QQ

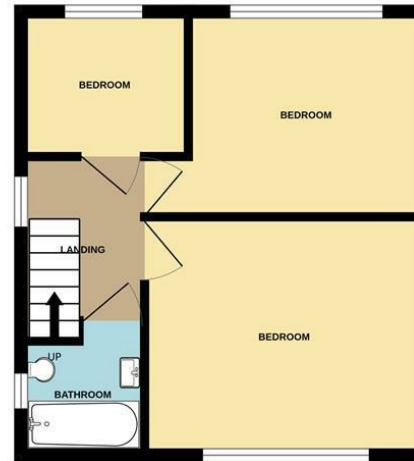
A newly decorated and well-presented family home located on the popular Dawson Avenue, IG11, offering generous living space and excellent local amenities. The property features two spacious reception rooms, a bright conservatory, a fitted kitchen with white goods, off-street parking and a fresh neutral finish throughout. Ideally positioned for commuters, Barking Station (District, Hammersmith & City, Overground and c2c services) and Upney Station are within easy reach, providing convenient access into Central London and Canary Wharf. The property is also well served by a range of highly regarded local schools including Barking Abbey School, Gascoigne Primary School and Ripple Primary School, making it an ideal choice for families or professional tenants.



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

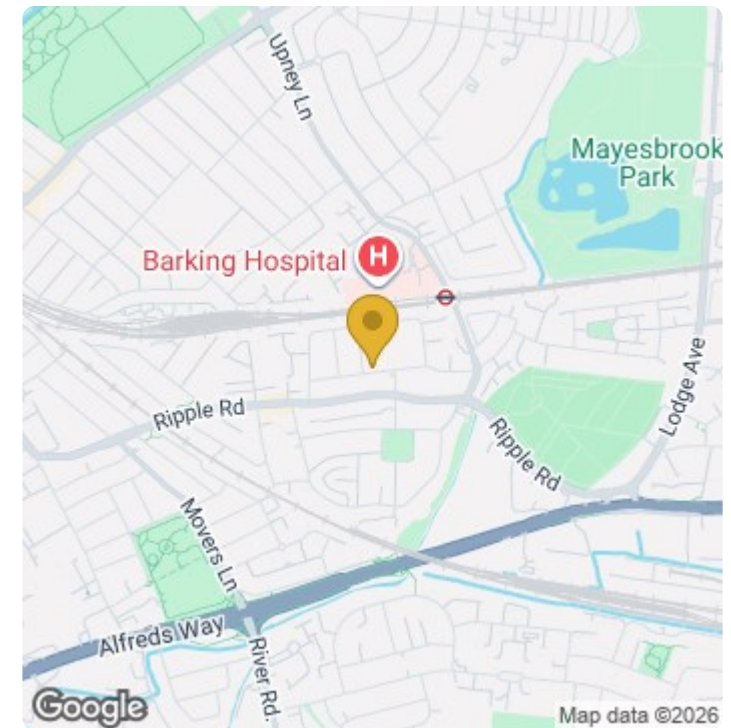


1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 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		
(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 

