

Lemonade Building is located in Barking town centre close to the station and local amenities. Modern apartment with a bright open-plan kitchen/reception accompanied by a generous sized double bedroom and chic bathroom. Early viewing highly recommended.

## Key features

- Open-Plan Kitchen/Reception
- Luxury Furniture & Fittings
- Balcony Panoramic Views
- Panoramic Views
- Concierge
- Town Centre
- Barking Station
- Available Immediately

Sought-after Lemonade Building, located in the heart of Barking town centre with its variety of amenities, just a short walk from the excellent transport links of Barking station. The bright semi-integrated open-plan kitchen/reception is complemented by a luxurious bedroom, an elegant bathroom and a balcony providing fantastic views of the city. The building also has a concierge service and security entry phone system. Urgent viewing is advised.

Open-Plan Kitchen/Reception 26.18' x 10.83'

Integrate fridge-freezer, dishwasher and washer/dryer

Built-in oven and hob

Granite worktops

storage units at eye and base levels

Extractor Hood



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Lemonade Building, Arboretum Place, Barking, Essex,  
IG11

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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	EUDirective 2002/91/EC	9092

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EUDirective 2002/91/EC	9191