



Willow Court, 448 Fulwell Avenue, Clayhall, Ilford, IG5 0FA

Guide Price £260,000

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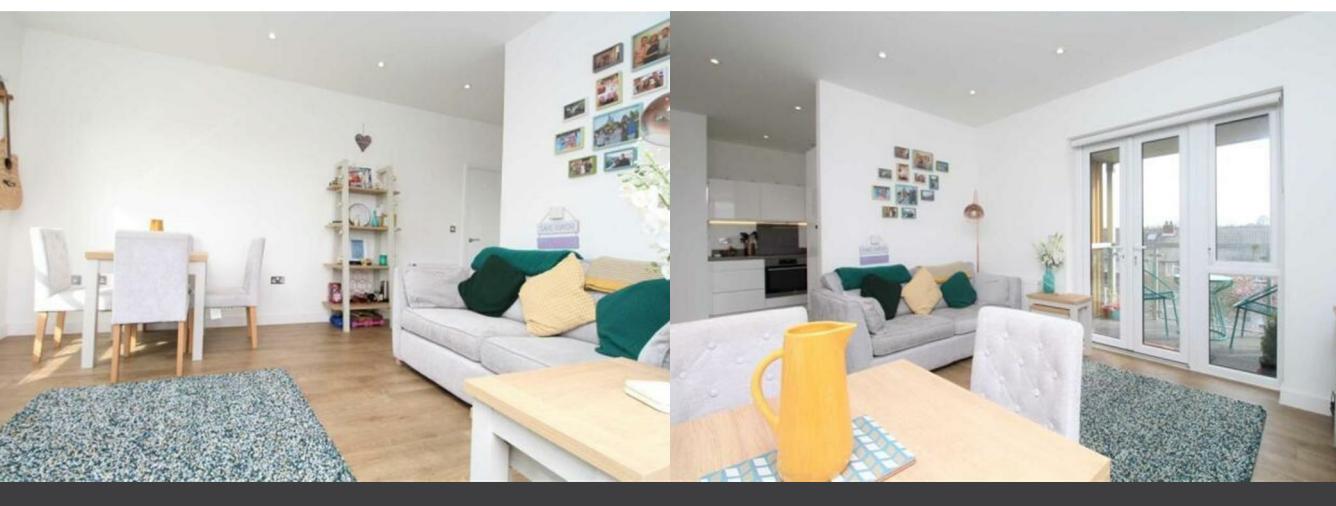
Local Authority: Redbridge
Tax Band: C

- EPC RATING 85B
- GIUDE PROCE £260,000 to £280,000
- SUITABLE FOR INVESTORS (Tenanted)
- PARKING & BALCONY
- ALSO SUITABLE FOR HOMEBUYERS (Offered Vacant)
- ESW1 RATED PROPERTY
- NEXT TO CLAYBURY PARK WOODS
- AMAZING LOCATION IN CLAYHALL
- 3 YEARS NHBC WARRANTY REMAINING
- CHAIN FREE

CHAIN FREE

** GUIDE PRICE £260,000 to £280,000 **

We are delighted to market this spacious one bedroom apartment full of natural light, in the heart of Clayhall at Willow Court, which is part of the Claybury View development. Built in 2018 with 3 years left on the NHBC (Builders) warranty, this property is located right next to Claybury Park which offers local woodland and forest, and is conveniently located for Fairlop and Barkingside Stations as well as a variety of bus routes from right outside the property. The apartment offers open-plan kitchen/living room with fully fitted appliances, extra large double bedroom with fitted wardrobes in addition to a modern and immaculate bathroom. There is also ample storage in the property with a storage closet with air purifying system, fitted wardrobes in the bedroom and also Utility closet in the hallway with space for washing machine. Externally the property benefits from a balcony with beautiful views overlooking the local green, an allocated off-street parking space within the development. The property is located on the 2nd floor (top floor of the property) with only two flats in total on the floor. Local shops and amenities are located just 1 min walk from the property, while main high street shops in Barkingside are just 10-12 mins walk. The property is tenanted so is ideal for investors to receive an ready-made income. The property is also suitable for homeowners and can be offered with vacant possession. The building exterior is ESW1 rated for mortgage purposes.



HALLWAY

Spacious hallway with wooden laminate flooring, storage closet, utility cupboard with space for washing machine, radiator, video-intercom system, leading to the bathroom, bedroom and living room/kitchen area.

KITCHEN

10'0" x 8'5" (3.05m x 2.57m)

Beautifully presented and modern Kitchen with large sink, built electric hob, oven and grill, fitted dishwasher, built-in extractor unit, fridge/freezer and ample kitchen cabinets. The kitchen has wooden laminate flooring, large double-glazed window allow lots of natural light into the property.

LIVING ROOM

9'5" x 11'0" (2.88m x 3.36m)

Bright and spacious living room with wooden laminate flooring, radiator, double-glazed windows, access to balcony with beautiful views overlooking the local green.

BEDROOM

15'8" x 12'0" (4.80m x 3.67m)

Extra large double bedroom, carpeted, double-glazed windows with views overlooking the local green, radiator and fitted wardrobes.

**BATHROOM**

6'11" x 6'6" (2.11m x 2.00m)
Well presented and modern bathroom, fully tiled walls and flooring, low-level fitted toilet, hand-wash basin with storage below, integrated bathtub with shower unit and shower screen.

BALCONY

8'3" x 4'11" (2.54m x 1.52m)
Large balcony with wooden-decked flooring with views overlooking the local green.





Floor Plans

Apartment Floor Plan

Approx. 49.1 sq. metres (528.6 sq. feet)

Balcony
2.54m x 1.52m
(8'4" x 5')

Living Room
4.41m x 3.36m
(14'6" x 11')

Bedroom
4.80m x 3.67m
(15'9" x 12')

Kitchen
2.59m (8'6")
x 3.05m (10' max)

Bathroom
2.11m x 2.00m
(6'11" x 6'7")

Storage

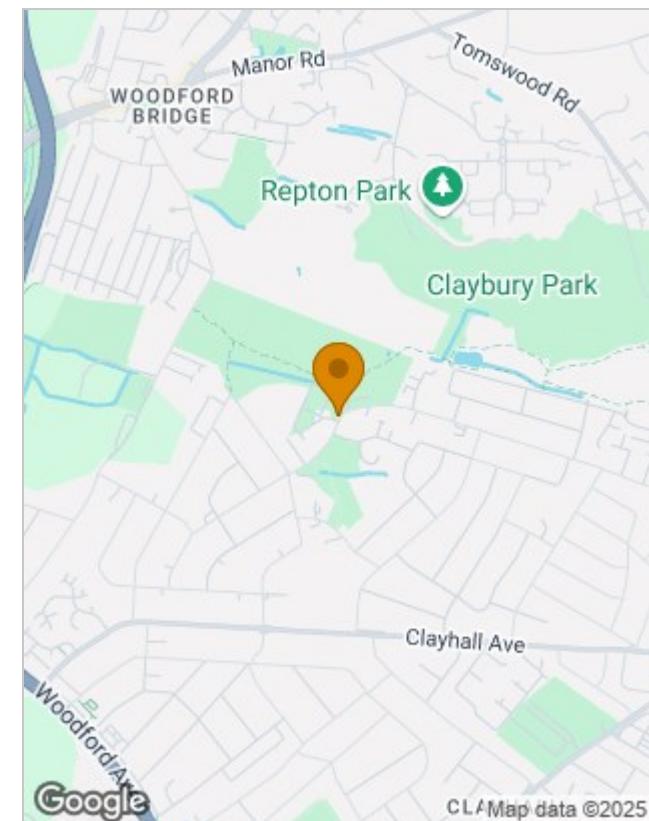
Entrance Hall

Closet

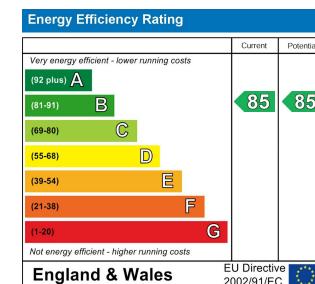
Total area: approx. 49.1 sq. metres (528.6 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandravidson.com
Plan produced using PlanUp.

Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.