



Clark Grove, Ilford, IG3 9FD

£220,000

CLARK GROVE
LEADING TO
HARMAN RISE, RAIGEN GARDENS
GRICCS CHURCH WAY





£220,000

Clark Grove

Ilford, IG3 9FD

- EPC RATING C
- Lounge
- Bathroom
- Circa 233 years lease
- Two bedrooms
- Kitchen
- First floor flat
- CHAIN FREE

Welcome to this charming first floor flat located on the desirable Clark Grove in Ilford. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts a comfortable reception room, perfect for relaxing or entertaining guests.

The kitchen is functional and offers ample storage, allowing for easy meal preparation. The bathroom is conveniently situated, providing all the necessary amenities for your daily routine.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this bustling area.

Situated in Ilford, you will benefit from excellent transport links, with nearby train stations providing quick access to central London. The local area offers a variety of shops, restaurants, and parks, ensuring that all your needs are met within close proximity.

This flat presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of home. Don't miss your chance to view this lovely property.



ENTRANCE

LOUNGE

17'10" x 10'5" (5.46m x 3.19m)

KITCHEN

8'1" x 6'0" (2.47m x 1.83m)

BEDROOM ONE

14'2" x 10'6" (4.33m x 3.22m)

BEDROOM TWO

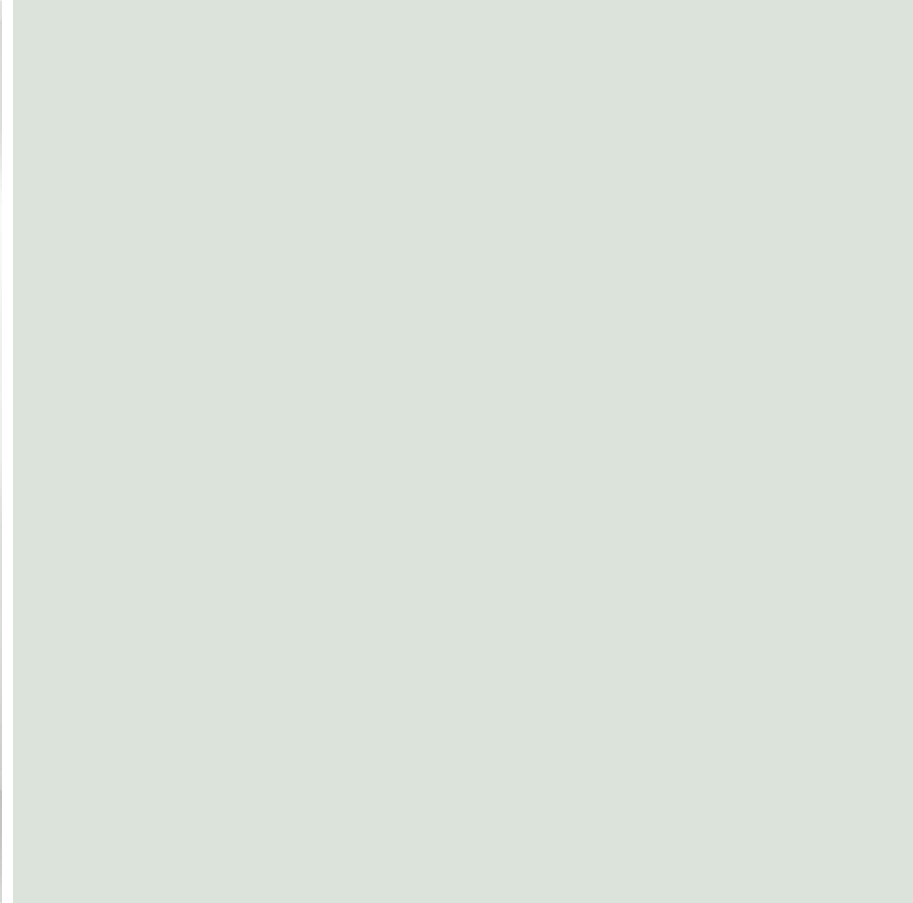
10'7" x 8'0" (3.24m x 2.45m)

BATHROOM

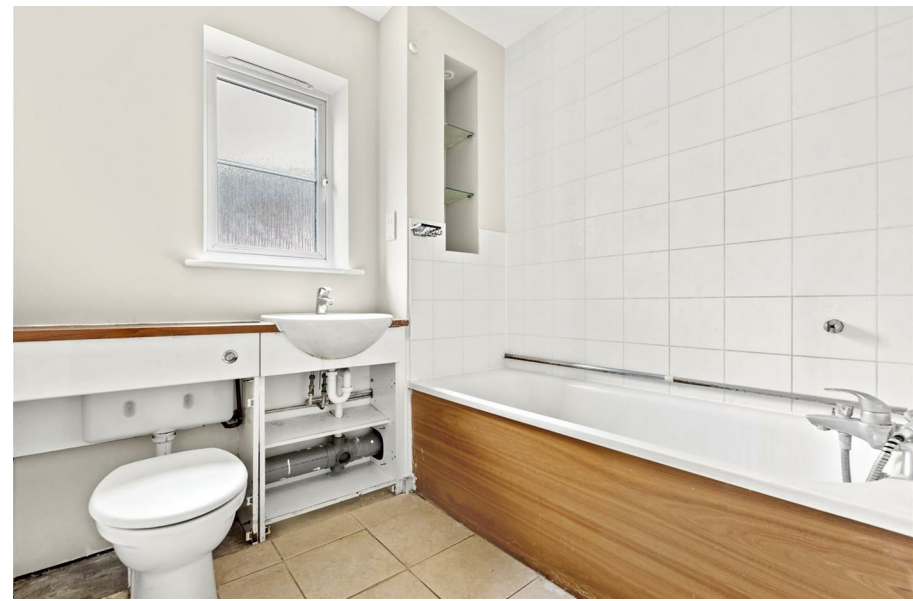
6'10" x 6'5" (2.09m x 1.98m)

AGENTS NOTE



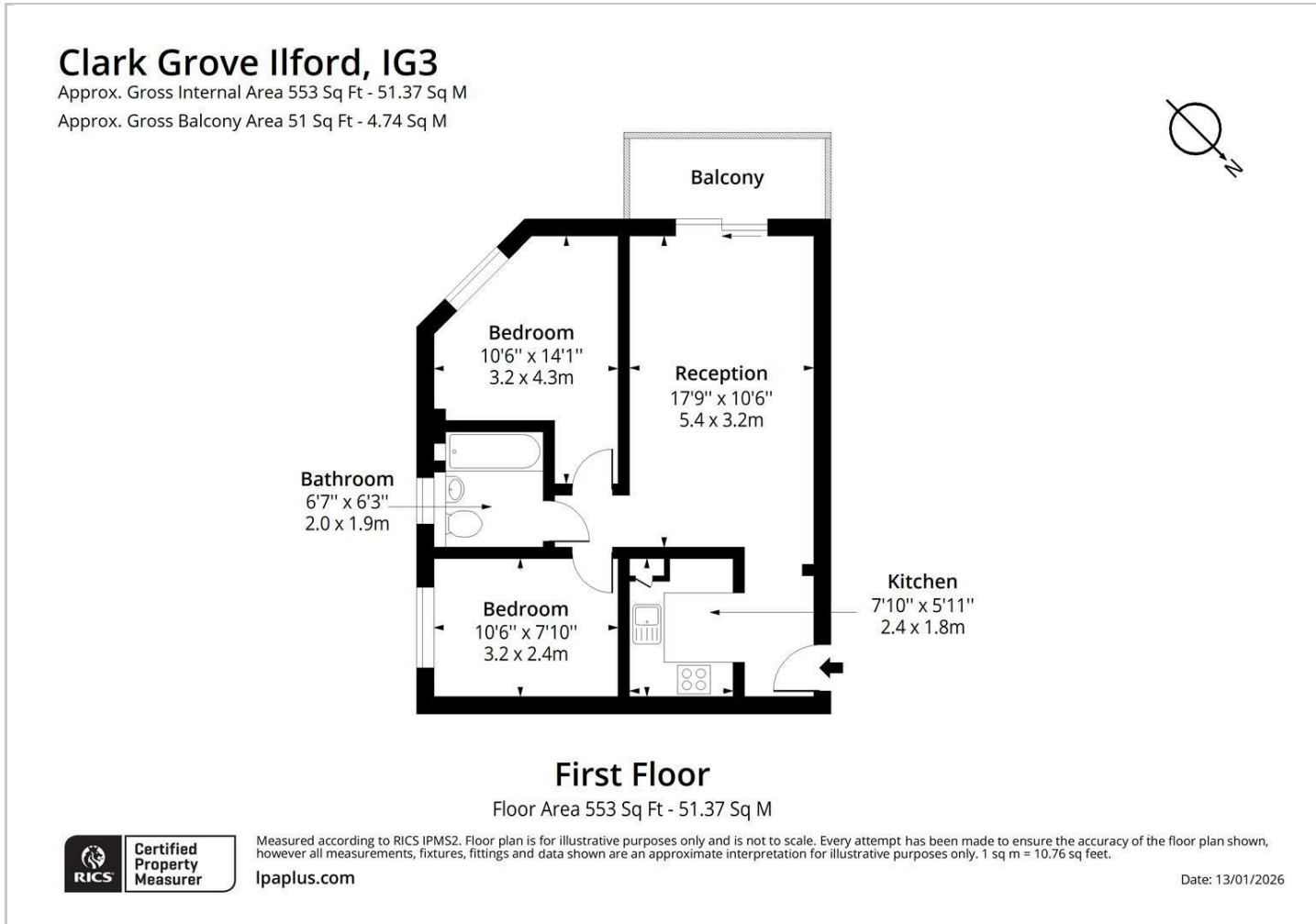


Directions

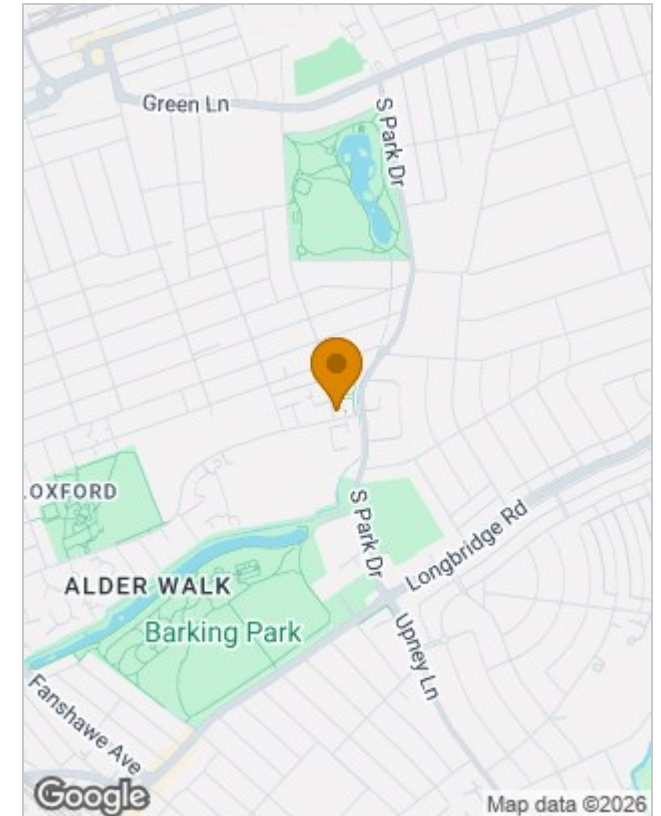




Floor Plans



Location Map



Energy Performance Graph

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	

Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.