Sandra Davidson
ESTATE AGENTS

Ley Street, IG2 7DB

£300,000

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Ley Street

, IG2 7DB

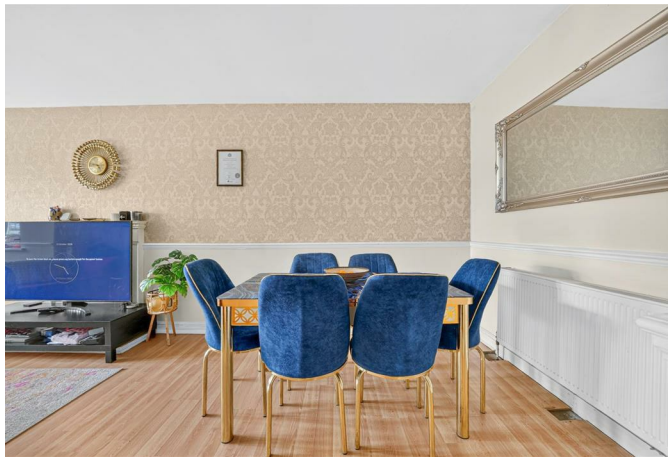
£300,000

- EPC - D
- PRIVATE GARDEN WITH DIRECT ACCESS TO PARKING
- GAS CENTRAL HEATING
- GREAT LOCATION FOR YOUNG FAMILIES
- TWO BEDROOM FLAT
- ALLOCATED PARKING FOR ONE CAR
- DOUBLE GLAZED WINDOWS
- GREAT INVESTMENT OPPORTUNITY

Nestled on the desirable Ley Street, this charming purpose-built flat offers a delightful living experience in a vibrant community. The property features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. With two well-proportioned bedrooms, there is ample space for relaxation and rest, making it ideal for small families, couples, or individuals seeking a comfortable abode.

The flat also boasts a modern bathroom, designed with functionality in mind, ensuring convenience for daily routines. One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area.

This flat presents an excellent opportunity for those looking to settle in a lively neighbourhood while enjoying the comforts of a well-appointed home. With its thoughtful layout and practical amenities, it is sure to appeal to a wide range of potential buyers or renters. Don't miss the chance to make this lovely flat your new home.



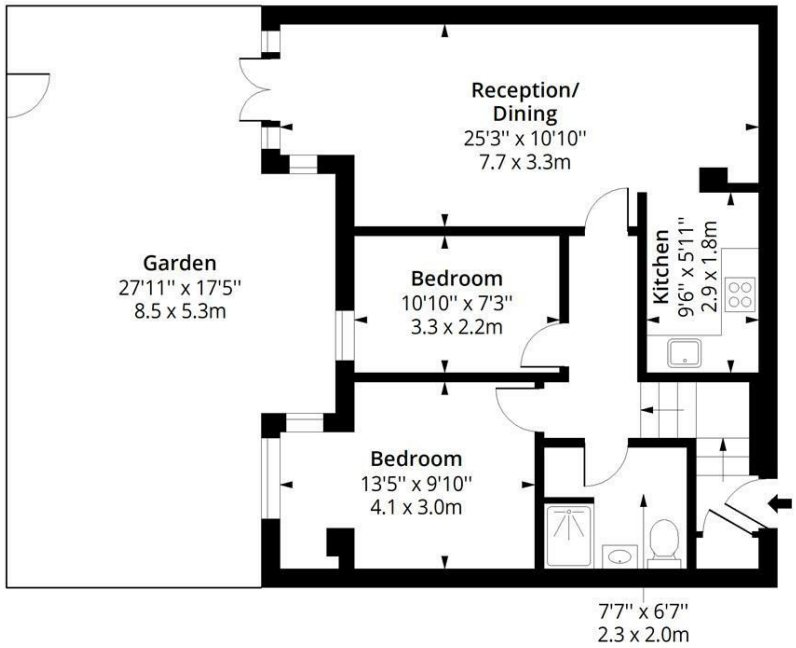
COMMUNAL ENTRANCE	
ENTRANCE TO FLAT	
RECEPTION ROOM	25'3" x 10'10" (7.72m x 3.32m)
KITCHEN	9'4" x 6'0" (2.85m x 1.85m)
BEDROOM ONE	13'5" x 10'1" (4.09m x 3.08m)
BEDROOM TWO	10'10" x 7'1" (3.31m x 2.18m)
SHOWER ROOM	7'5" x 6'6" (2.28m x 1.99m)
EXTERIOR	
AGENTS NOTE	

Directions

Floor Plans

Ley Street IG2

Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M



Ground Floor

Floor Area 668 Sq Ft - 62.06 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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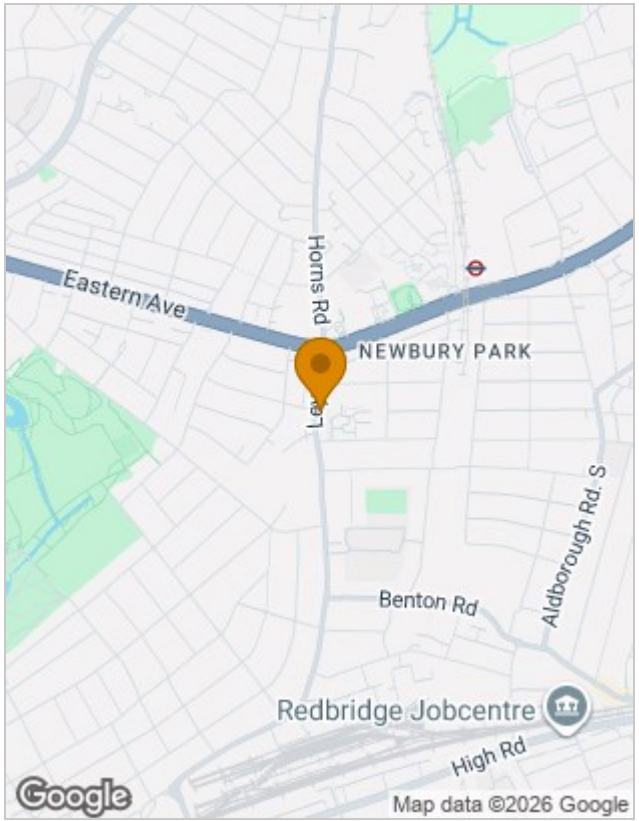
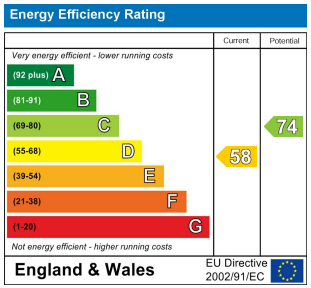
Date: 24/10/2026

Location Map



Energy Performance Graph



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.

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