



Blackthorn Road, Ilford, IG1 2PZ

Offers In Excess Of £250,000







# Blackthorn Road

Ilford, IG1 2PZ

- EPC RATING B
- Lounge
- Two bedrooms
- Two bathrooms
- Circa 102 year lease
- Two bedrooms
- Kitchen
- Close to public transport

GUIDE PRICE £260,000 to £280,000

Nestled on the desirable Blackthorn Road in Ilford, this charming (ground floor) flat presents an excellent opportunity for both first-time buyers and investors alike. Boasting two well-proportioned bedrooms, this property is designed to offer comfort and convenience. The flat features a spacious reception room, perfect for relaxation or entertaining guests, and two modern bathrooms that enhance the overall appeal of the home.

With approximately 102 years remaining on the lease, this property provides a secure investment for the future. The location is particularly advantageous, as it is situated close to public transport links, ensuring easy access to the wider area and beyond. This makes commuting a breeze, whether for work or leisure.

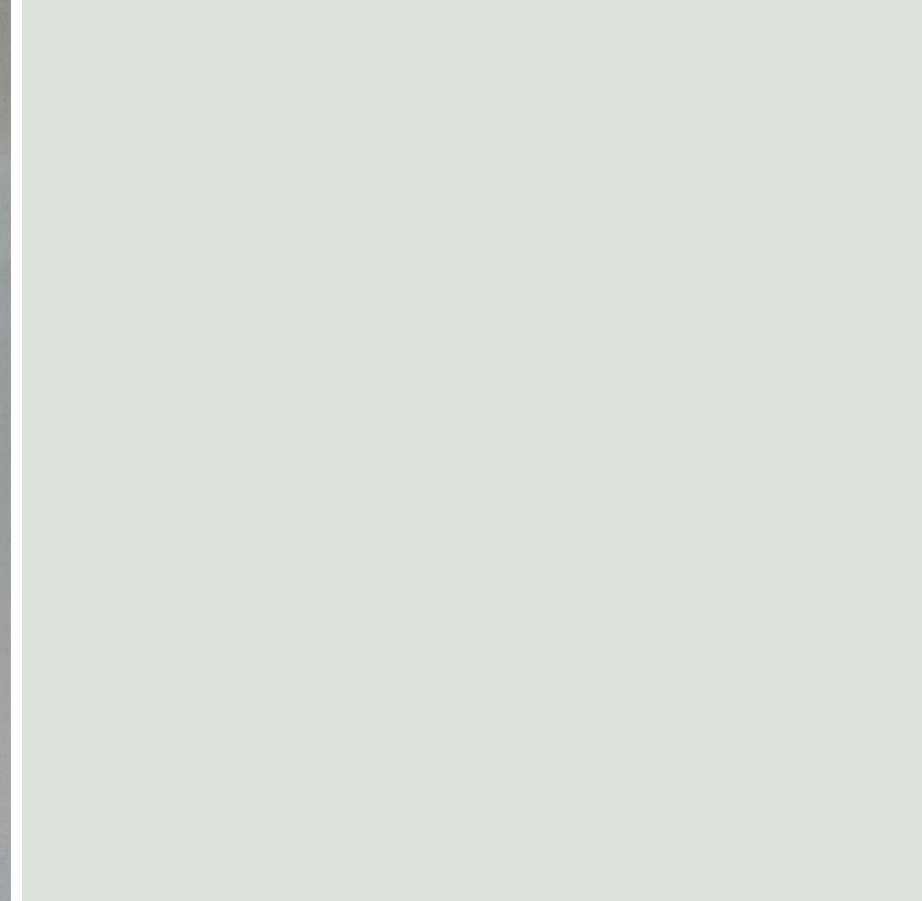
The flat is ideal for those seeking a blend of modern living and accessibility, making it a perfect choice for individuals or small families. With its thoughtful layout and prime location, this property is not to be missed. We invite you to explore the potential of this delightful flat on Blackthorn Road, where comfort meets convenience in the heart of Ilford.

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ENTRANCE	
LOUNGE	16'9" x 10'6" (5.13m x 3.22m)
KITCHEN	9'0" x 6'9" (2.75m x 2.06m)
BEDROOM ONE	9'11" x 9'6" (3.03m x 2.92m)
EN-SUITE	5'6" x 4'10" (1.70m x 1.48m)
BEDROOM TWO	10'8" x 8'7" (3.26m x 2.62m)
BATHROOM	6'5" x 5'8" (1.98m x 1.74m)
AGENTS NOTE	



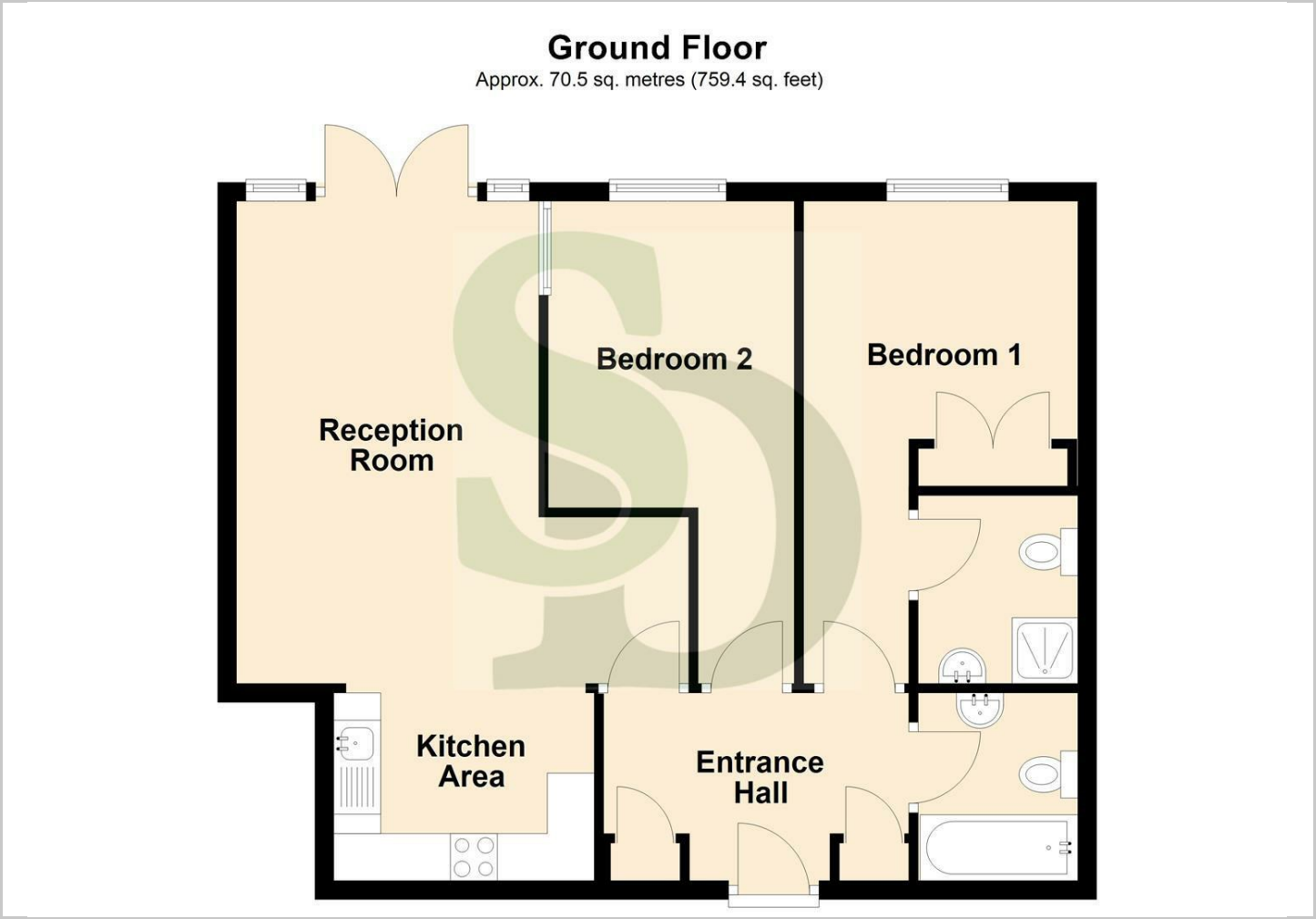


Directions





Floor Plans



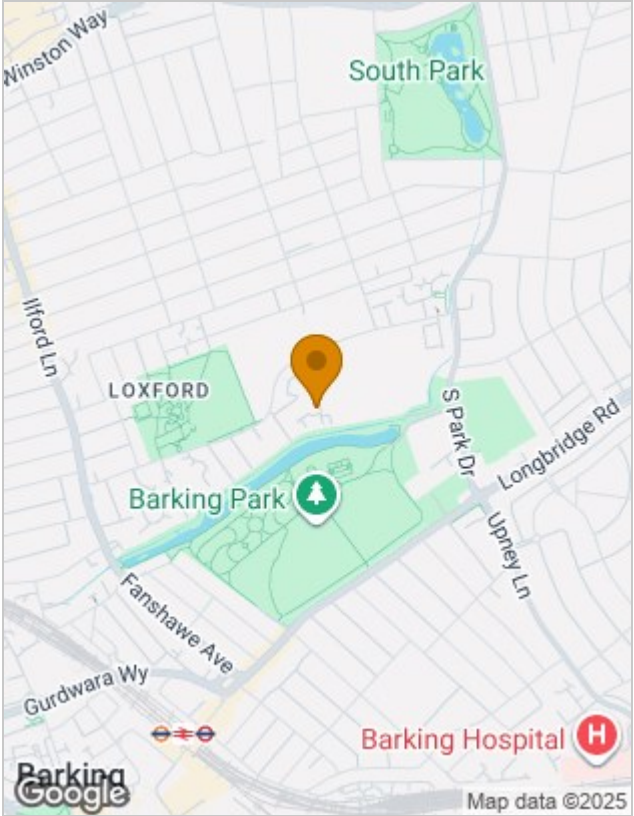
Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: [sevenkings@sandradavidson.com](mailto:sevenkings@sandradavidson.com) <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

