



Axon Place, Ilford, IG1 1NB

Offers In Excess Of £250,000





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# Axon Place

Ilford, IG1 1NB

- EPC RATING B
- Lounge
- Bathroom
- CHAIN FREE
- Two bedrooms
- Kitchen
- Close to Ilford Station

Welcome to this charming purpose-built flat (2nd floor) located in the desirable area of Axon Place, Ilford. This delightful property features a well-proportioned reception room, perfect for both relaxation and entertaining guests. The flat boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office.

The bathroom is conveniently situated, ensuring ease of access for all residents. The layout of the flat is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in Ilford, this property benefits from excellent transport links, making it an ideal choice for commuters. Local amenities, including shops, parks, and schools, are within easy reach, enhancing the appeal of this lovely home.

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



## ENTRANCE

## LOUNGE

24'5" x 11'1" (7.46m x 3.38m)

## KITCHEN

9'0" x 6'5" (2.76m x 1.98m)

## BEDROOM ONE

13'11" x 8'10" (4.25m x 2.70m)

## BEDROOM TWO

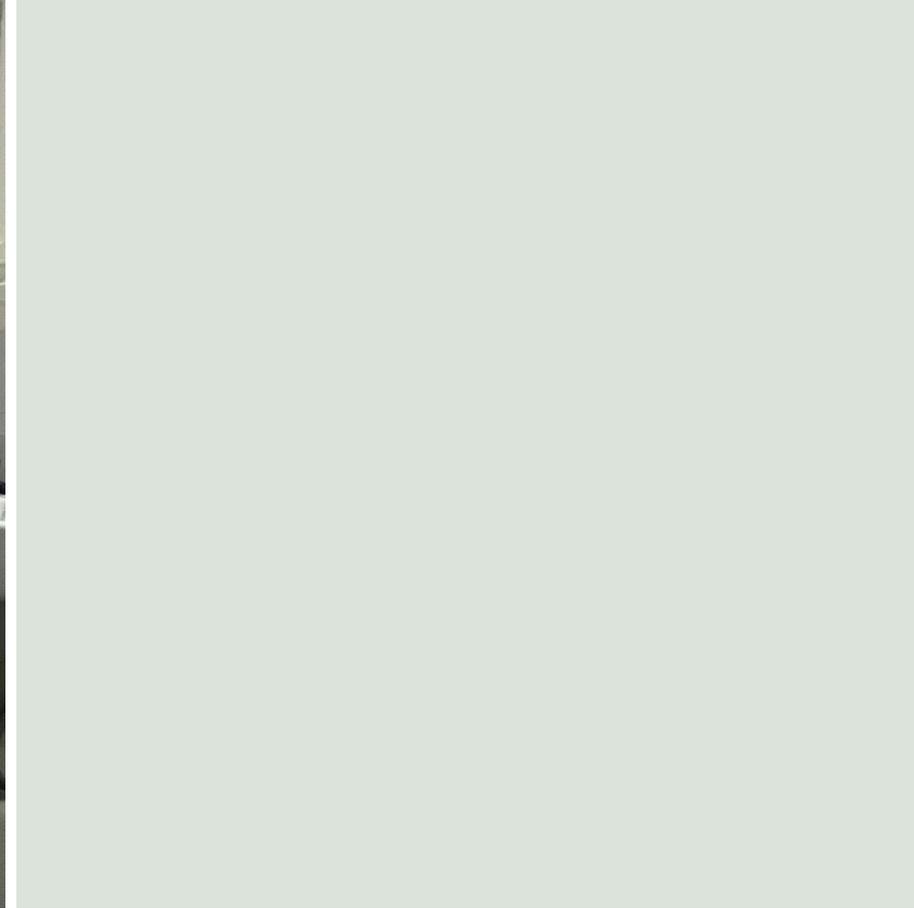
13'11" x 6'10" (4.25m x 2.10m)

## BATHROOM

6'11" x 6'5" (2.11m x 1.98m)

## AGENTS NOTE





Directions





## Floor Plans



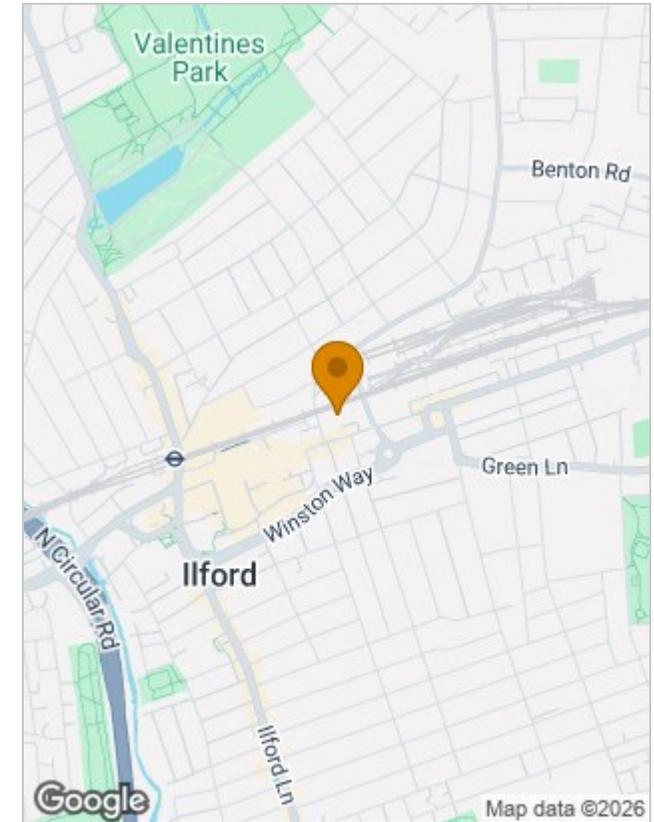
## Viewing

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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	