



## Colinton Road , Ilford, IG3 9RB

Sandra Davidson are pleased to present this charming first-floor flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The flat features a spacious reception room, providing an inviting space for relaxation and entertaining guests.

One of the standout features of this property is its picturesque view overlooking Goodmayes Park, allowing residents to enjoy the beauty of nature right from their home. The flat is also equipped with a modern bathroom, ensuring convenience and comfort for daily routines.

With a lease of approximately 145 years, this property presents a secure investment for the future. Additionally, off-street parking is available, a valuable asset in this bustling area, making it easier for residents and their guests to find parking without hassle.

**Offers In Excess Of £325,000**

# Colinton Road

, Ilford, IG3 9RB



- EPC RATING C
- Lounge
- Off street parking
- First floor
- Kitchen
- Circa 145 year lease
- Two bedrooms
- Bathroom

## ENTRANCE

Stairs to first floor

## LOUNGE

13'2" x 11'3" (4.03m x 3.43m)

Double glazed window to front. Wood style laminated flooring. Radiator.

## KITCHEN

10'4" x 7'10" (3.17m x 2.40m)

Range of wall and base units. Electric cooker. Built in oven. Plumbing for washing machine. Double glazed window to rear.

## BEDROOM ONE

13'10" x 9'10" (4.23m x 3.01m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

## BEDROOM TWO

9'5" x 8'10" (2.89m x 2.70m)

Double glazed window to front. Wood style laminated flooring. Radiator.

## BATHROOM

8'2" x 4'7" (2.50m x 1.42m)

Panelled bath, wash hand basin and low flush w.c.

## EXTERIOR

Front drive provides off street parking.

## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.  
Client Money Protection

We are members of the

Propertymark Client Money

Protection (CMP) Scheme.

Our Client Money Protection

certificate is available upon request

or it can be found on our website:

<https://www.sandradavidson.com/>

Redress

We hold independent redress with

The Property Ombudsman



RedbridgeC



# Floor Plan

## First Floor

Approx. 55.3 sq. metres (595.6 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.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using PlanUp.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	