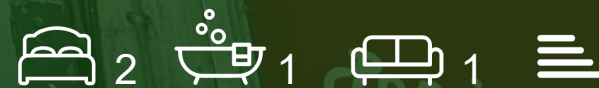




High Road, Ilford, IG1 1LR

£250,000





# High Road

Ilford, IG1 1LR

- EPC RATING TBC
- Lounge
- Bathroom
- CHAIN FREE
- Two bedrooms
- Kitchen
- Close to public transport

**CHAIN FREE**  
Nestled on the bustling High Road in Ilford, this charming first floor flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant area.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere. The kitchen is functional and well-equipped, making it easy to prepare meals and enjoy dining at home.

The bathroom is thoughtfully designed, providing a serene space for unwinding after a long day. The flat's layout maximises space, ensuring that every corner is utilised effectively.

Living on High Road means you are surrounded by a variety of local amenities, including shops, cafes, and restaurants, all within easy reach. Excellent transport links are also nearby, making commuting to central London or other parts of Essex a breeze.

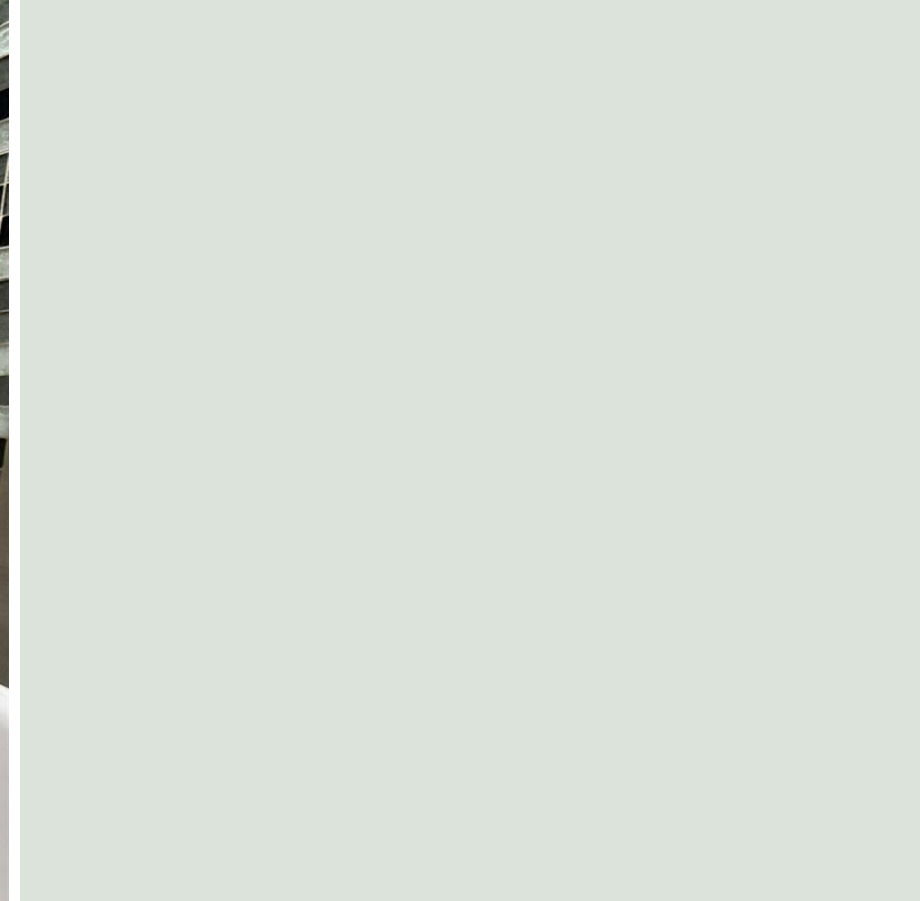
This flat presents a wonderful opportunity for those looking to settle in a lively community while enjoying the comforts of home. Whether you are a first-time buyer or seeking a rental property, this flat on High Road is certainly worth considering.

£250,000



ENTRANCE	
LOUNGE	18'4" max x 14'9" max (5.59m max x 4.50m max)
KITCHEN	9'4" x 6'10" (2.87m x 2.09m)
BEDROOM ONE	16'8" x 8'8" (5.09m x 2.66m)
BEDROOM TWO	10'5" x 8'2" (3.20m x 2.51m)
BATHROOM	10'4" x 7'1" (3.17m x 2.16m)
AGENTS NOTE	



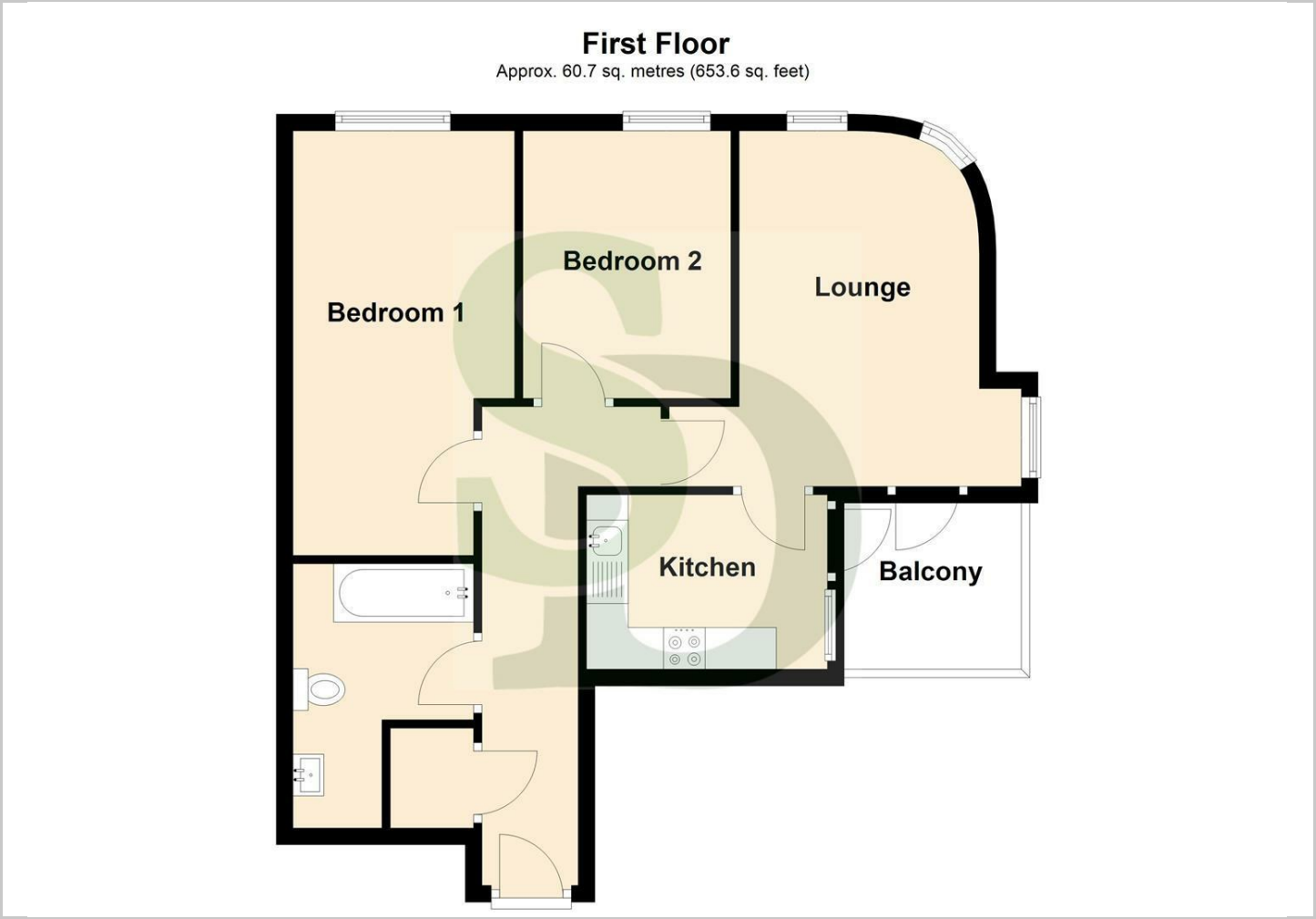


Directions





Floor Plans



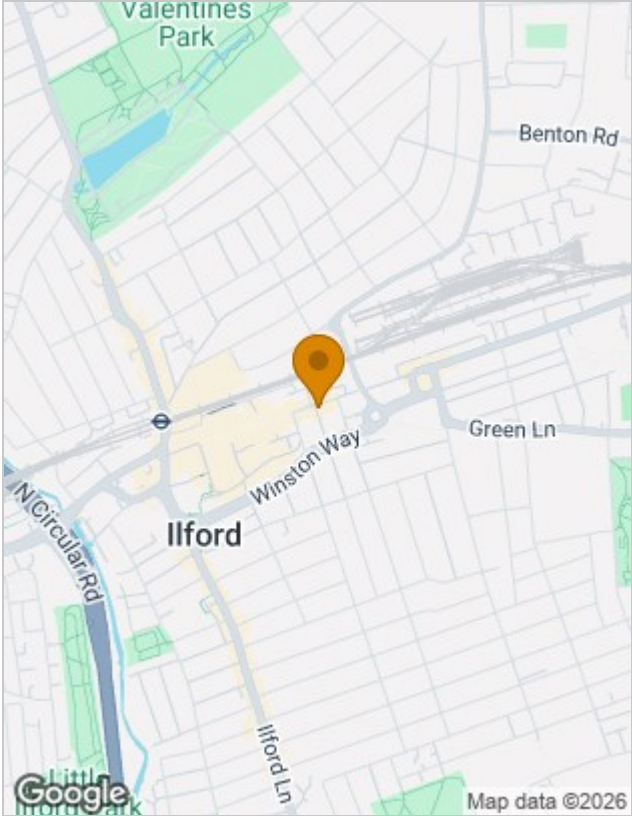
Viewing

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

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