



Aldborough Road South, Ilford, IG3 8EX

Offers In Excess Of £220,000





Aldborough Road South

Ilford, IG3 8EX

- EPC RATING C
- Lounge/Kitchen
- Private garden
- CHAIN FREE
- One bedroom
- Off street parking
- Circa 140 year lease

Nestled in the desirable area of Aldborough Road South, Seven Kings, Ilford, this charming ground floor flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy home. The flat features a welcoming reception room, providing a delightful space for relaxation or entertaining guests.

The property boasts a bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this flat is the parking space available for one vehicle, a rare find in such a vibrant location. The flat is part of a conversion, adding character and charm to the living space.

With a lease of approximately 140 years, you can enjoy peace of mind knowing that this property offers long-term security. Additionally, being chain-free simplifies the buying process, making it an attractive option for prospective buyers.

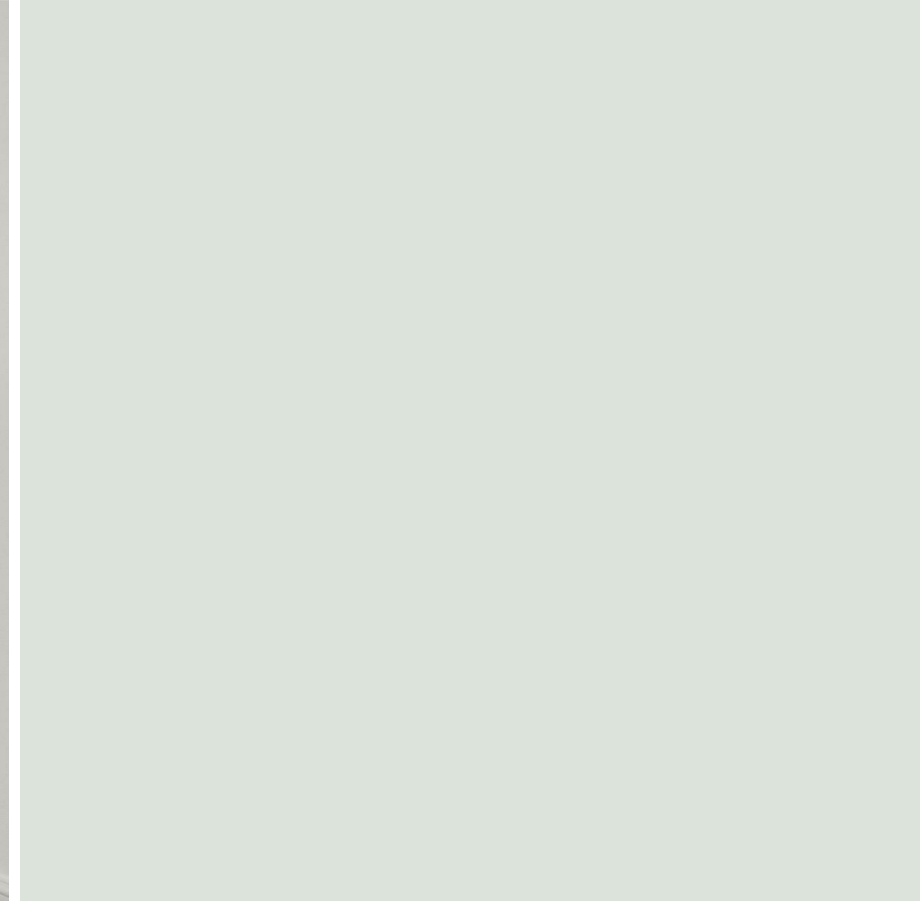
Conveniently located close to the station, this flat provides excellent transport links, making commuting to London and beyond a breeze. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to own a delightful home in a thriving community. Don't miss your chance to view this lovely flat and experience all it has to offer.

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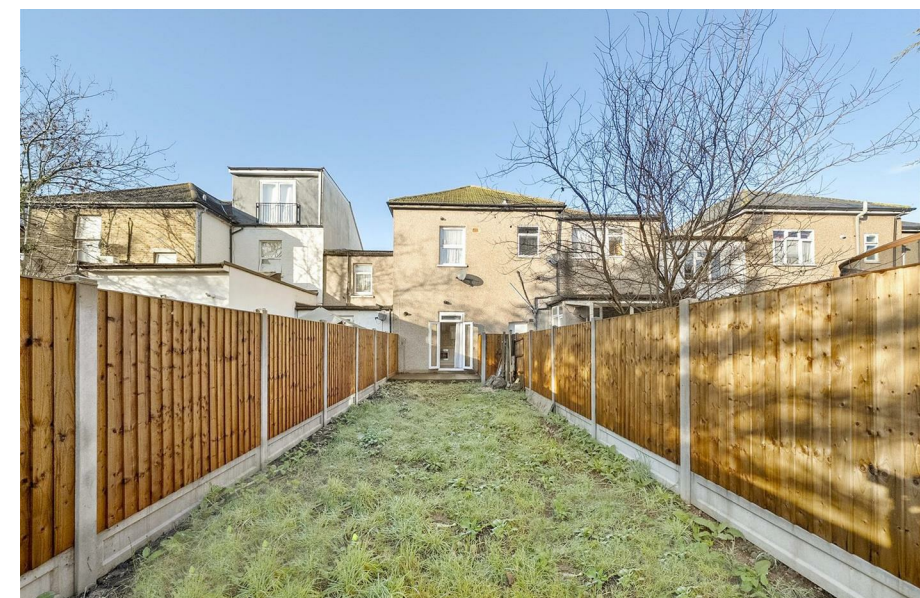


ENTRANCE	
LOUNGE/KITCHEN	15'1" x 13'5" (4.60m x 4.10m)
BEDROOM ONE	15'1" x 13'1" (4.60m x 4.00m)
BATHROOM	9'10" x 4'11" (3.00m x 1.50m)
EXTERIOR	52' (15.85m)
AGENTS NOTE	





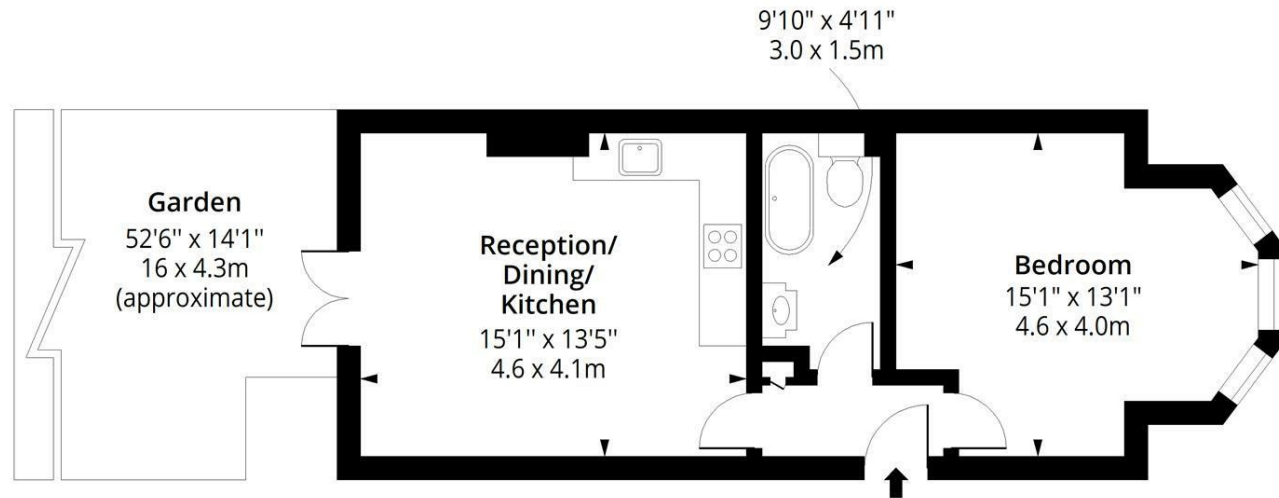
Directions



Floor Plans

Aldborough Road, IG3

Approx. Gross Internal Area 464 Sq Ft - 43.11 Sq M



Ground Floor

Floor Area 464 Sq Ft - 43.11 Sq M



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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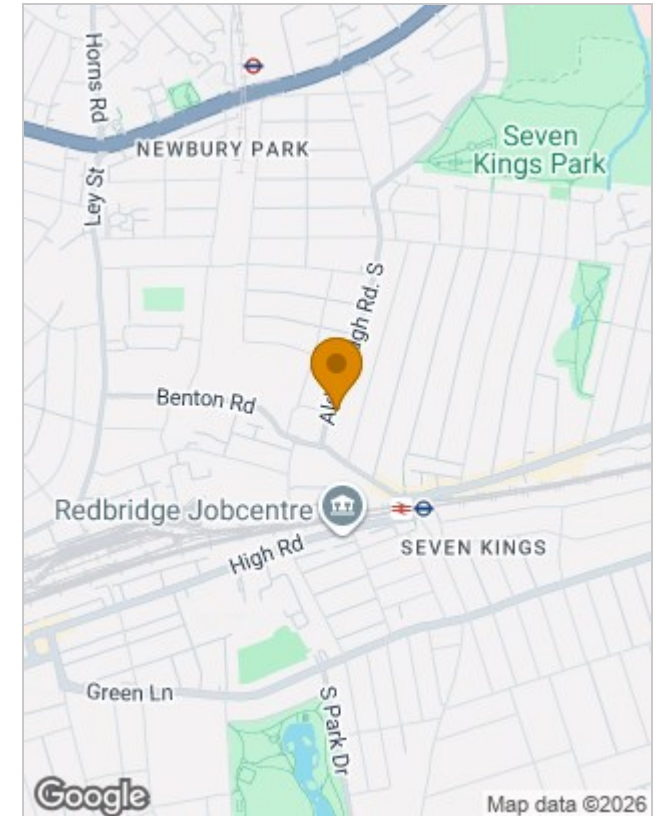
Date: 15/1/2026

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.

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		72	7
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC