



# Sandra Davidson ESTATE AGENTS

**Photos Coming Soon**

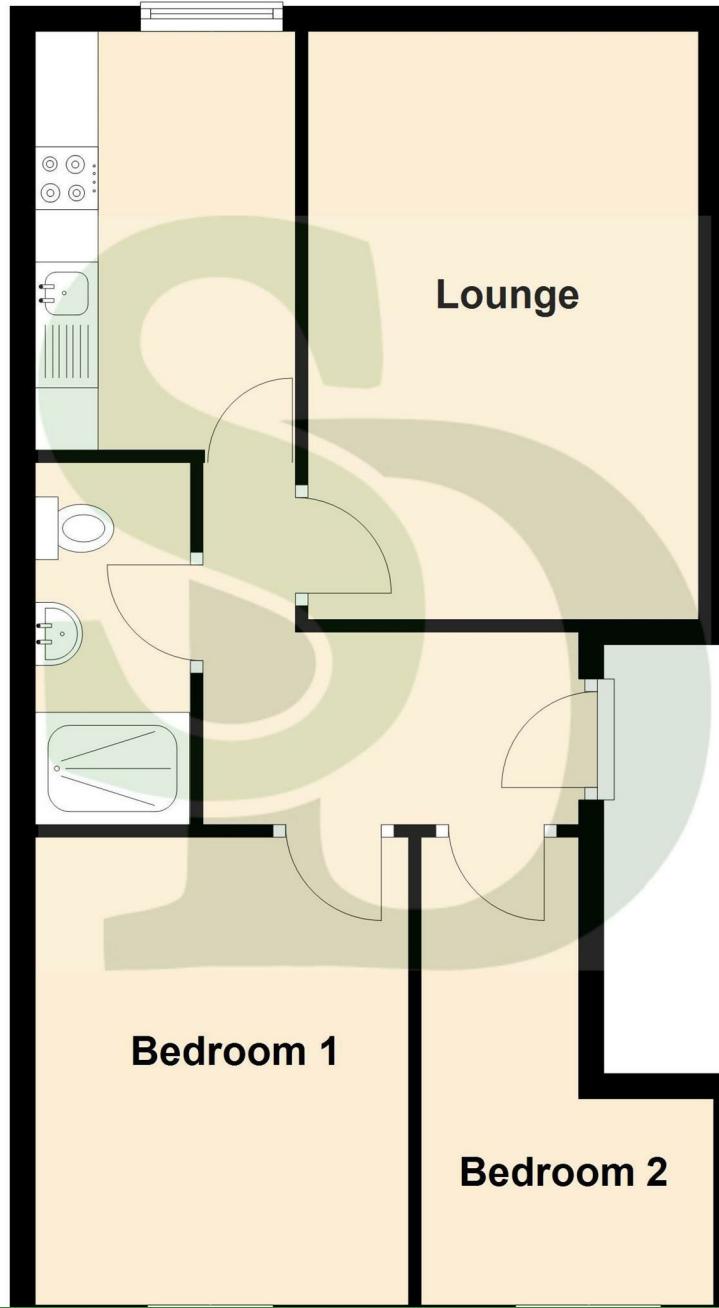
Telegraph Mews, Ilford, IG3 8TA

Offers In Excess Of £200,000



## First Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



# Telegraph Mews

Ilford, IG3 8TA

- EPC RATING C
- Kitchen
- Bathroom
- Lease circa 91 years
- Lounge
- Two bedroom
- Close to public transport

Nestled in the charming area of Telegraph Mews, Ilford, this delightful (first floor) flat above a shop offers a unique blend of convenience and comfort. With two bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

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, while compact, is functional and well-equipped, making it easy to prepare meals and enjoy dining at home.

The property boasts a bathroom that caters to your daily needs, ensuring comfort and privacy. With a remaining lease of 91 years, this flat presents a fantastic opportunity for those looking to invest in a property with longevity.

Located in Goodmayes, residents will benefit from a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected by public transport, making it convenient for commuting to central London or exploring the surrounding areas.

This flat above a shop is not just a place to live; it is a chance to embrace a lifestyle filled with convenience and community. Whether you are a first-time buyer or looking to downsize, this property is worth considering. Don't miss the opportunity to make this charming flat your new home.

## ENTRANCE

## LOUNGE

14'0" x 10'2" (4.29m x 3.11m)

## KITCHEN

10'11" x 6'9" (3.33m x 2.07m)

## BEDROOM ONE

9'8" x 12'2" (2.97m x 3.71m)

## BEDROOM TWO

12'2" max x 7'7" max (3.71m max x 2.32m max)

## BATHROOM

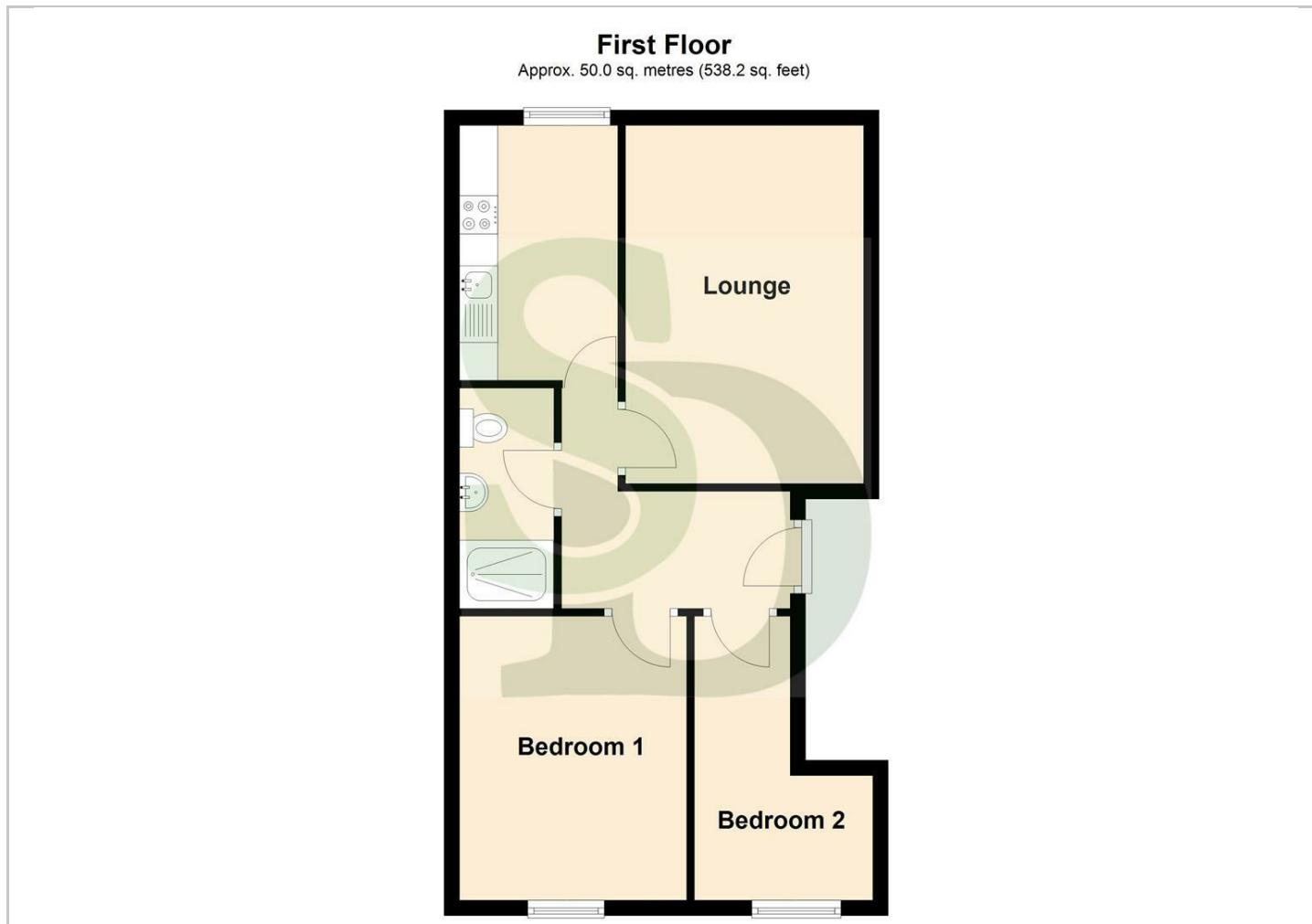
9'5" x 4'0" (2.88m x 1.24m)

## AGENTS NOTE

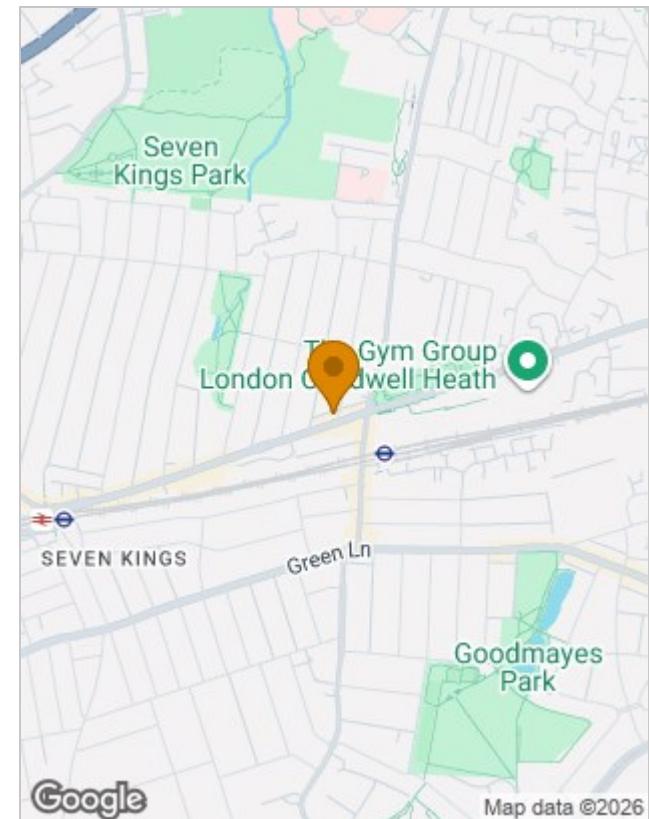
Directions



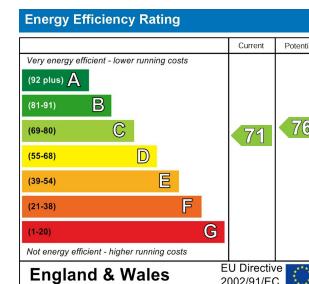
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.