



Express Drive, Ilford, IG3 9QQ

£150,000







# Express Drive

Ilford, IG3 9QQ

- EPC - D
- ONE BEDROOM GROUND FLOOR FLAT
- DOUBLE GLAZED WINDOWS
- GOODMAYES STATION
- GREAT FTB
- GREAT INVESTMENT OPPORTUNITY

Welcome to this charming ground floor one-bedroom flat located on Express Drive in the desirable area of Ilford, specifically in Goodmayes. This property presents an excellent opportunity for first-time buyers or those seeking a comfortable rental option.

As you enter the flat, you will find a well-proportioned living space that is both inviting and functional. The layout is designed to maximise comfort, making it an ideal retreat after a long day. The bedroom is spacious enough to accommodate a double bed and additional furnishings, providing a peaceful sanctuary for rest and relaxation.

The kitchen is equipped with essential appliances and offers ample storage, making it perfect for those who enjoy cooking. The flat also benefits from natural light, creating a warm and welcoming atmosphere throughout.

Situated in Goodmayes, this property is conveniently located near local amenities, including shops, parks, and public transport links. The area is well-connected, making it easy to access central London and beyond.

This flat is not just a place to live; it is a home that offers comfort and convenience in a vibrant community. Whether you are looking to buy or rent, this property is a fantastic choice for anyone seeking a blend of modern living and accessibility. Do not miss the chance to make this delightful flat your own.

£150,000



COMMUNAL ENTRANCE

ENTRANCE TO FLAT

RECEPTION 14'1" x 10'2" (4.31m x 3.11m)

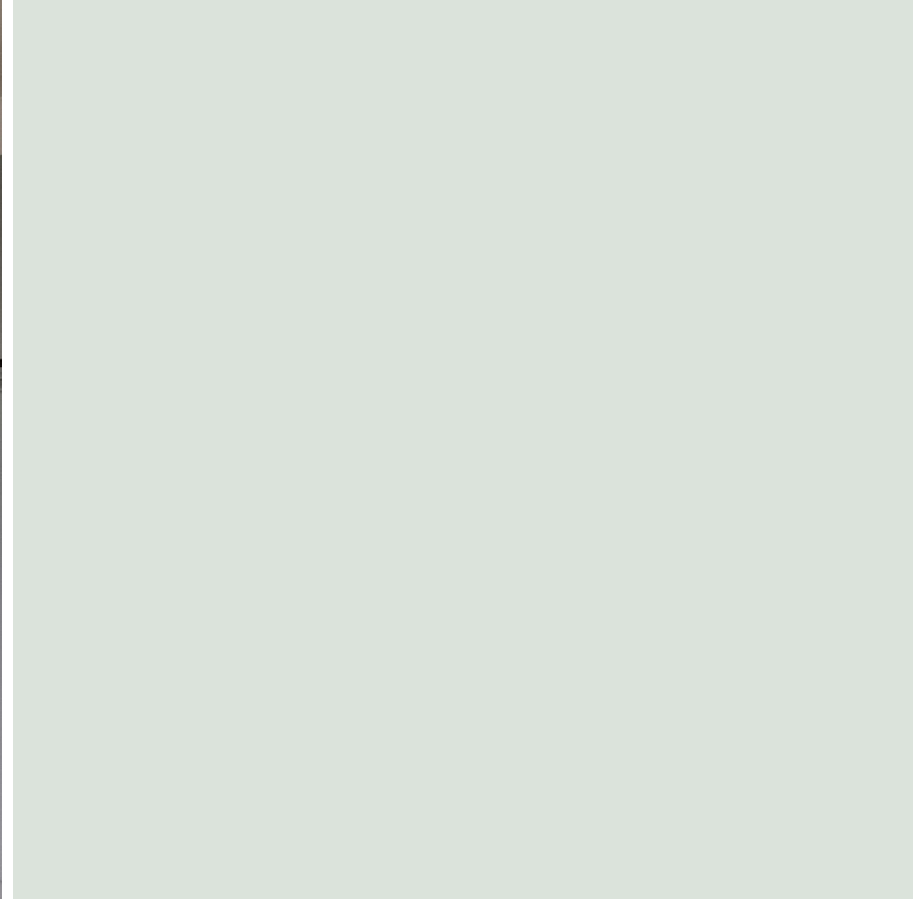
KITCHEN 10'11" max x 6'11" max (3.33m max x 2.13m max)

BEDROOM 12'8" x 10'5" (3.88m x 3.18m)

BATHROOM 6'11" x 5'10" (2.11m x 1.80m)

AGENT NOTE





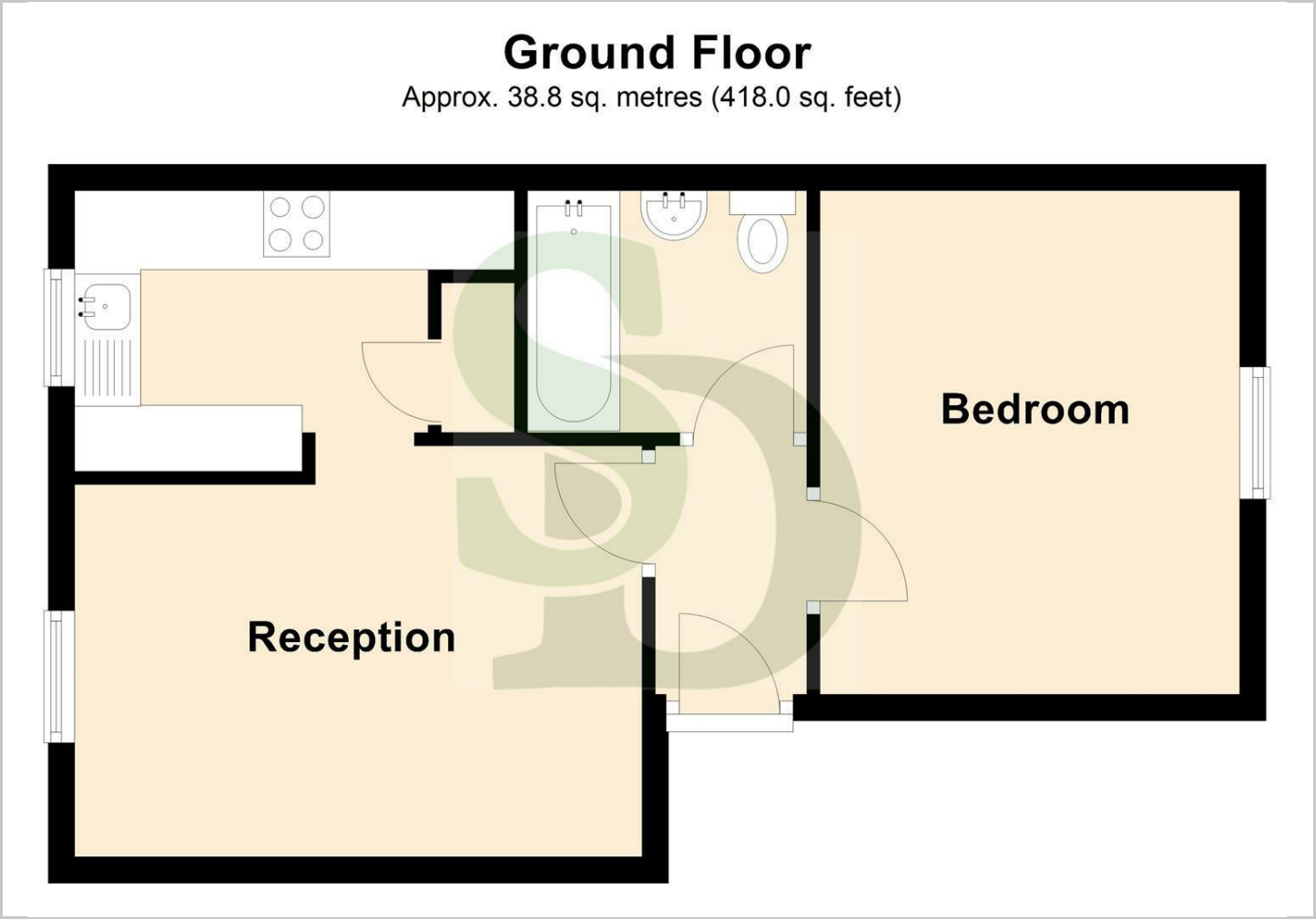
Directions







Floor Plans



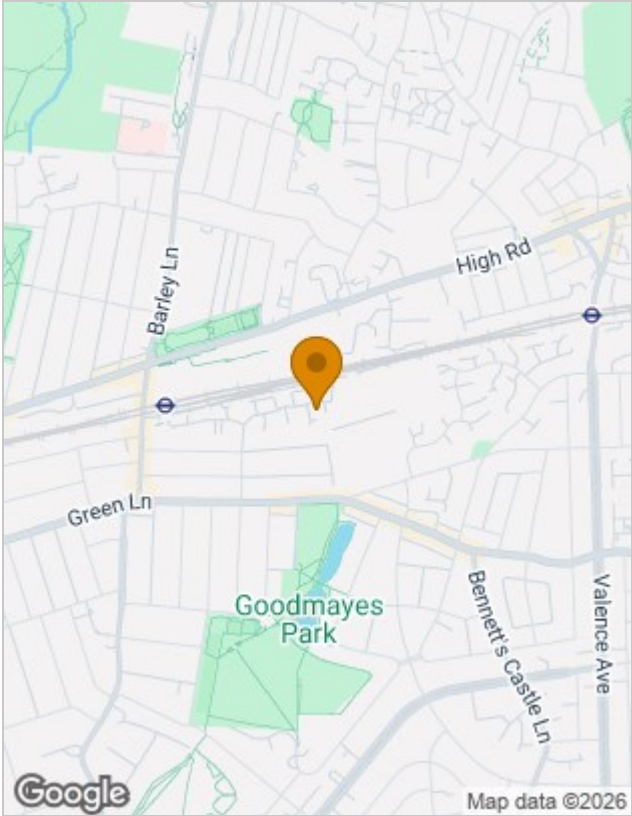
Viewing

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

