



Frank Slater House

Green Lane, Ilford, IG3 9RS

Offers In Excess Of £165,000

Redbridge

A



Welcome to this charming ground floor studio flat located on Green Lane in Ilford. This purpose-built property boasts 1 bedroom, 1 bathroom.

Ideal for both investors and first-time buyers, this property offers a fantastic opportunity to own a piece of this vibrant area. Situated conveniently close to local amenities, you'll find everything you need just a stone's throw away.

The great bus route and nearby station make commuting a breeze, ensuring you're well-connected to the rest of the city. Additionally, having a park right opposite the property provides a lovely green space to relax and unwind.

Don't miss out on the chance to own this cozy studio flat in a prime location. Whether you're looking to invest or settle into your first home, this property offers great potential for a comfortable and convenient lifestyle.



ENTRANCE

Communal entrance into development. Own front door from communal garden.

RECEPTION/BEDROOM 13'7" x 12'5" (4.16m x 3.79m)

Double glazed windows. Laminate flooring. Door to Kitchen.

KITCHEN 7'10" x 5'2" (2.41m x 1.58m)

Range of wall and base units. Sink. Electric cooker with oven below. Laminate flooring. Double glazed window.

BATHROOM 6'4" x 5'1" (1.95m x 1.56m)

Panel bath. Wash hand basin. Low level toilet. Part tiled walls. Double glazed window.

EXTERIOR

Communal garden.

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/>

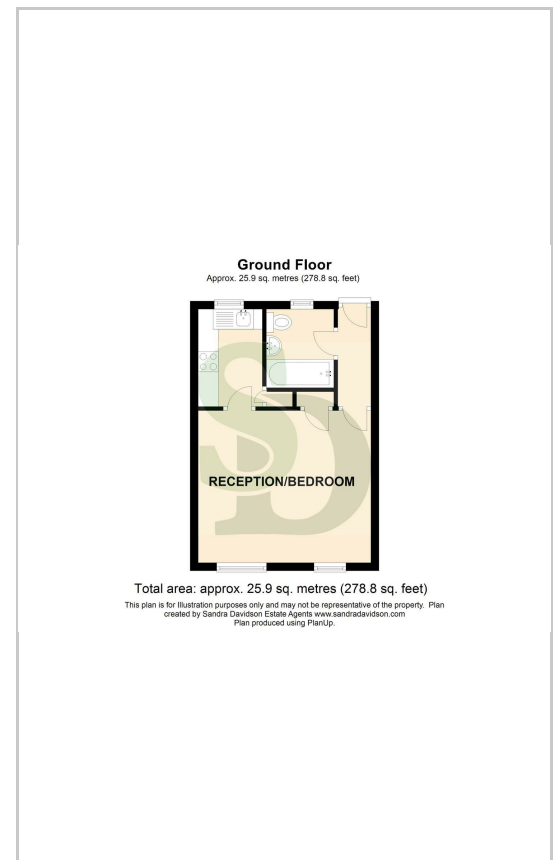
Redress

We hold independent redress with The Property Ombudsman

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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