



Highbury Gardens, Ilford, IG3 8AA

£475,000





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- EPC D
- Two flats in property
- First floor - Two bedrooms
- CHAIN FREE
- Elizabeth Line
- FREEHOLD TITLE
- Ground floor - one bedroom
- Close to Seven Kings Station
- Private garden
- Cash buyers

FREEHOLD TITLE including TWO FLATS - CASH BUYERS - CHAIN FREE -

Nestled in the desirable area of Highbury Gardens, Seven Kings, Ilford, this charming end terrace house presents an exceptional opportunity for both families and investors alike. The property boasts a freehold title, which includes two separate flats, enhancing its appeal and potential for rental income.

Ground floor - Lounge, kitchen, one bedroom, bathroom and garden.

First floor - Lounge, kitchen, two bedroom, bathroom and garden.

The property is also within close distance of shops, bus routes, schools and Seven Kings Station (Crossrail - Elizabeth Line - Zone 4).

Highbury Gardens is a sought-after location, offering a blend of community spirit and accessibility to local amenities, schools, and transport links. This property is a rare find, combining comfortable living with investment potential in a vibrant area. Do not miss the chance to make this delightful house your new home or investment opportunity.



ENTRANCE

GROUND FLOOR

LOUNGE 11'6" x 11'1" (3.51m x 3.40m)

KITCHEN 10'10" x 9'6" (3.32m x 2.90m)

BEDROOM ONE 9'2" x 9'1" (2.81m x 2.79m)

ADDITIONAL ROOM 8'11" x 5'3" (2.72m x 1.61m)

BATHROOM 8'9" x 4'5" (2.69m x 1.35m)

FIRST FLOOR FLAT

LOUNGE 11'1" x 9'1" (3.40m x 2.79m)

KITCHEN 8'1" x 4'9" (2.47m x 1.45m)

BEDROOM ONE 10'11" x 9'7" (3.34m x 2.93m)

BEDROOM TWO 9'2" x 9'1" (2.81m x 2.77m)

SHOWER ROOM



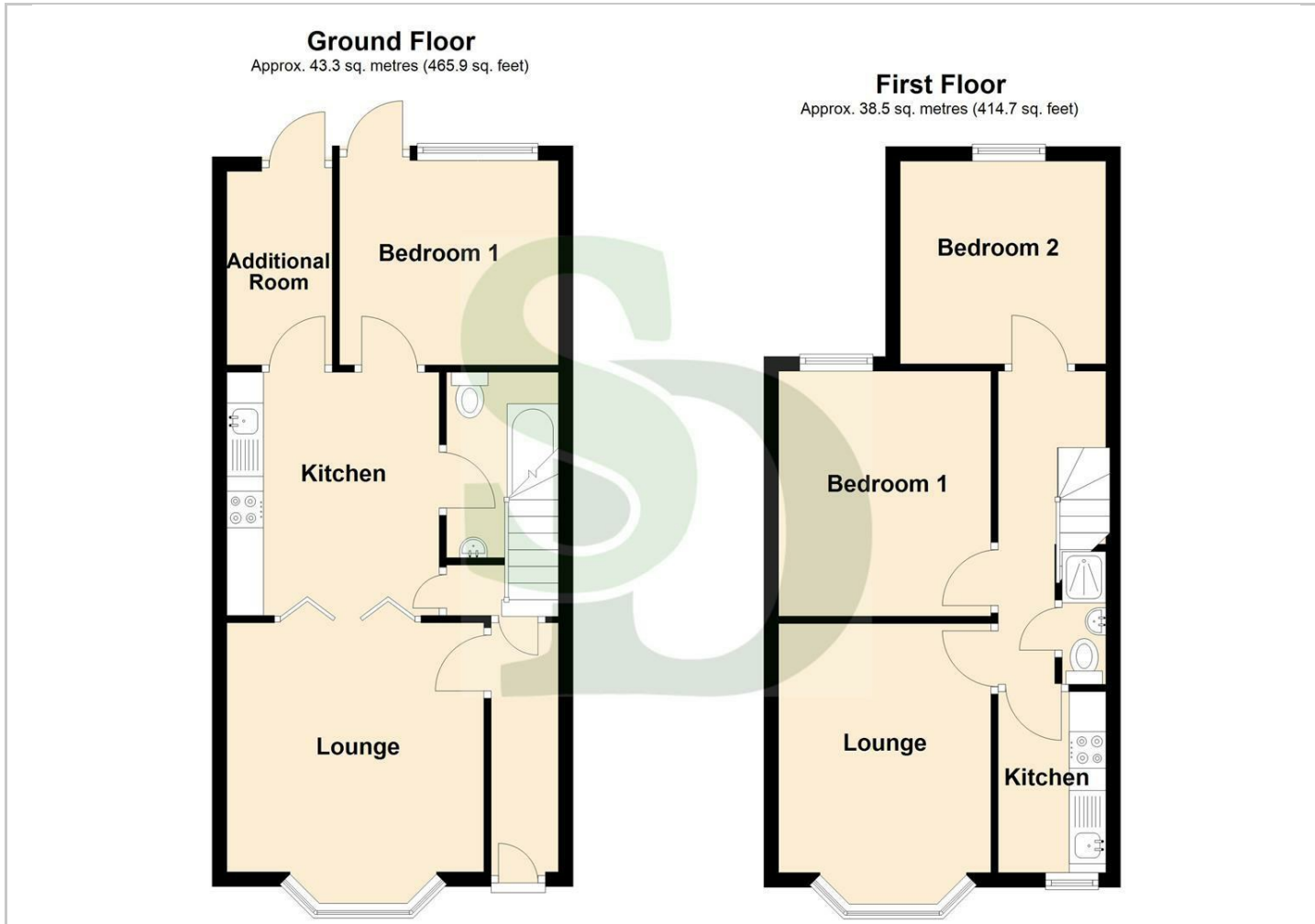
EXTERIOR
AGENTS NOTE

Directions

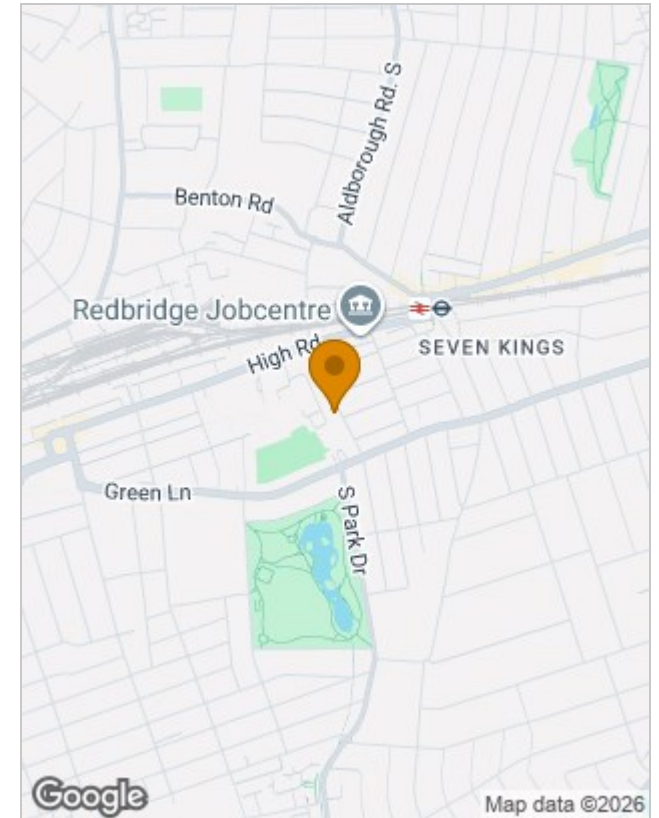




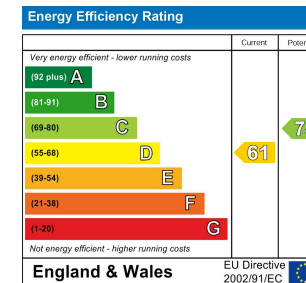
Floor Plans



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.