

Colinton Road , Ilford, IG3 9RB

Sandra Davidson are pleased to present this charming first-floor flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The flat features a spacious reception room, providing an inviting space for relaxation and entertaining guests.

One of the standout features of this property is its picturesque view overlooking Goodmayes Park, allowing residents to enjoy the beauty of nature right from their home. The flat is also equipped with a modern bathroom, ensuring convenience and comfort for daily routines.

With a lease of approximately 145 years, this property presents a secure investment for the future. Additionally, off-street parking is available, a valuable asset in this bustling area, making it easier for residents and their guests to find parking without hassle.

Offers In Excess Of £325,000

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- EPC RATING TBC
- Lounge
- Off street parking
- First floor
- Kitchen
- Circa 145 year lease

- Two bedrooms
- Bathroom

ENTRANCE

Stairs to first floor

LOUNGE

13'2" x 11'3" (4.03m x 3.43m)
Double glazed window to front.
Wood style laminated flooring.
Radiator.

KITCHEN

10'4" x 7'10" (3.17m x 2.40m)
Range of wall and base units.
Electric cooker. Built in oven.
Plumbing for washing machine.
Double glazed window to rear.

BEDROOM ONE

13'10" x 9'10" (4.23m x 3.01m)
Double glazed window to rear.
Wood style laminated flooring.
Radiator.

BEDROOM TWO

9'5" x 8'10" (2.89m x 2.70m)
Double glazed window to front.
Wood style laminated flooring.
Radiator.

BATHROOM

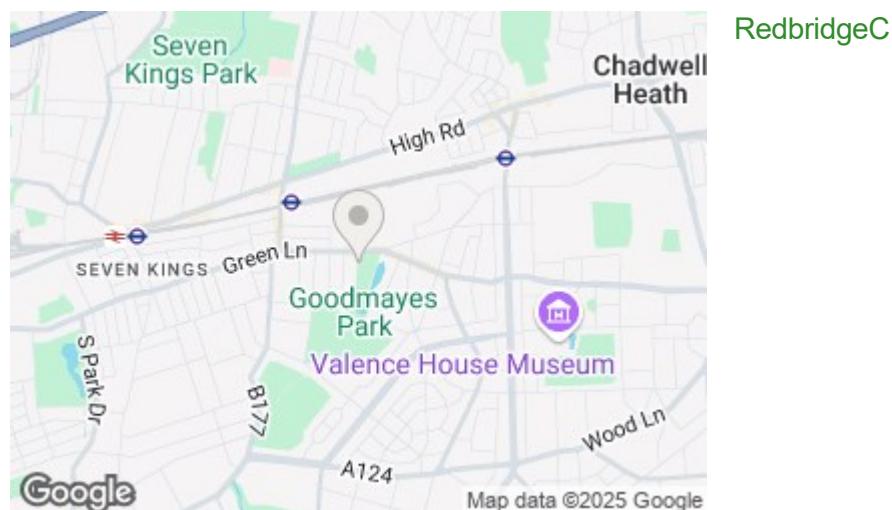
8'2" x 4'7" (2.50m x 1.42m)
Panelled bath, wash hand basin and
low flush w.c.

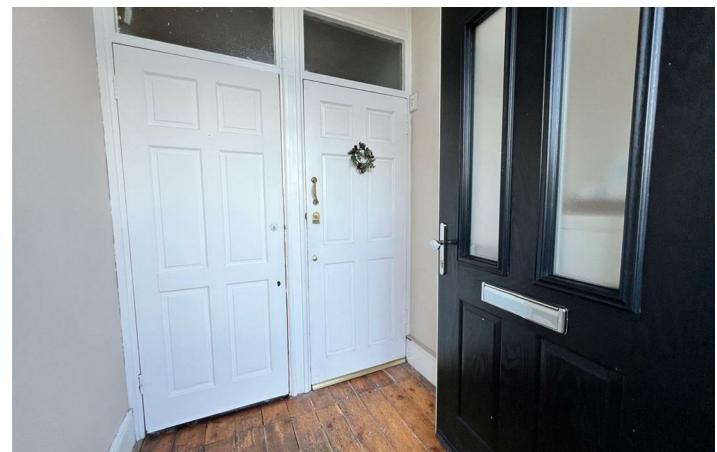
EXTERIOR

Front drive provides off street
parking.

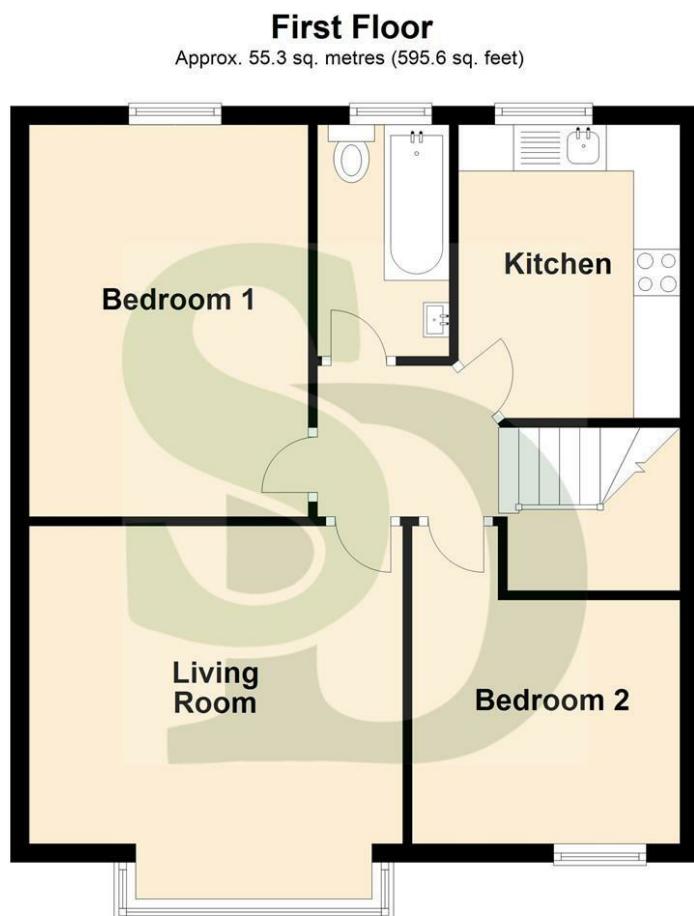
AGENTS NOTE

No services or appliances have
been tested by Sandra Davidson
Estate agents.





Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandravidson.com
Plan produced using PlanUp.

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