



Clark Grove, Ilford, IG3 9FD  
£250,000

CLARK GROVE   
LEADING TO  
HARMAN RISE, CRAIGEN GARDENS  
GRIGGS COVE, BIRCH WALK



2



1





£250,000

# Clark Grove

Ilford, IG3 9FD

- EPC RATING C
- Lounge
- Bathroom
- Circa 233 years lease
- Two bedrooms
- Kitchen
- First floor flat
- CHAIN FREE

Welcome to this charming first floor flat located on the desirable Clark Grove in Ilford. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts a comfortable reception room, perfect for relaxing or entertaining guests.

The kitchen is functional and offers ample storage, allowing for easy meal preparation. The bathroom is conveniently situated, providing all the necessary amenities for your daily routine.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this bustling area.

Situated in Ilford, you will benefit from excellent transport links, with nearby train stations providing quick access to central London. The local area offers a variety of shops, restaurants, and parks, ensuring that all your needs are met within close proximity.

This flat presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of home. Don't miss your chance to view this lovely property.



## ENTRANCE

17'10" x 10'5" (5.46m x 3.19m)

## LOUNGE

8'1" x 6'0" (2.47m x 1.83m)

## KITCHEN

14'2" x 10'6" (4.33m x 3.22m)

## BEDROOM ONE

10'7" x 8'0" (3.24m x 2.45m)

## BEDROOM TWO

6'10" x 6'5" (2.09m x 1.98m)

## BATHROOM

## AGENTS NOTE





Directions



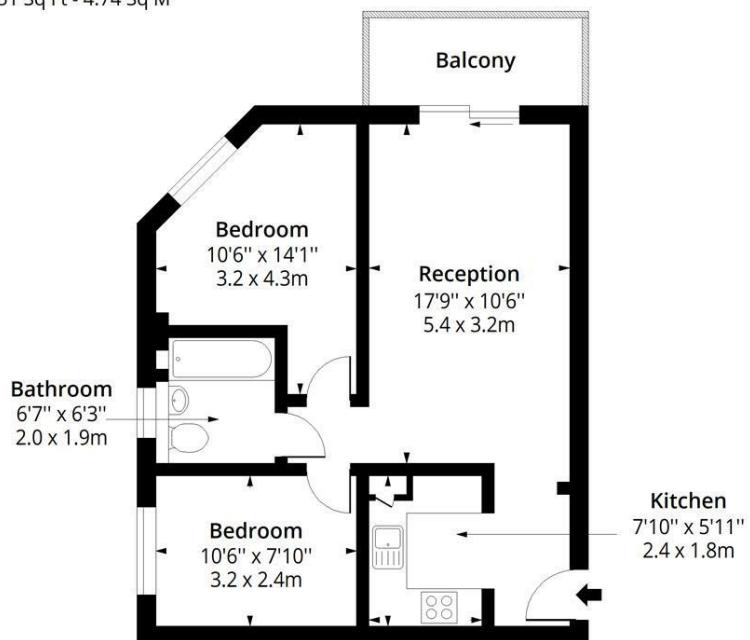


## Floor Plans

### Clark Grove Ilford, IG3

Approx. Gross Internal Area 553 Sq Ft - 51.37 Sq M

Approx. Gross Balcony Area 51 Sq Ft - 4.74 Sq M



Floor Area 553 Sq Ft - 51.37 Sq M

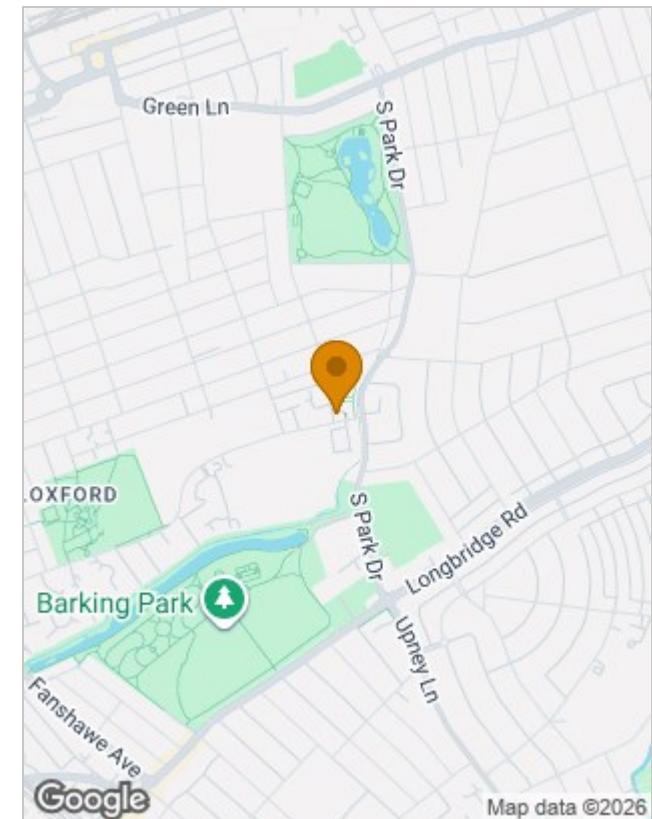


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

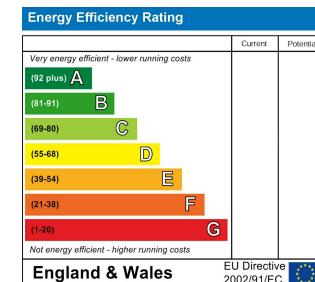
lpaplus.com



## 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.

353 Green Lane, Seven Kings, Essex, IG3 9TH

Tel: 020 8597 7372 Email: [sevenkings@sandravidson.com](mailto:sevenkings@sandravidson.com) <https://www.sandravidson.com>