



Axon Place, Ilford, IG1 1NL

£250,000

 2  2  1  B



£250,000

Axon Place

Ilford, IG1 1NL

- EPC B
- Two bedrooms
- Two bathrooms
- Lounge
- Kitchen
- CHAIN FREE
- Circa 133 years lease

Welcome to this charming flat (8th floor) located in the desirable area of Axon Place, Ilford. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even those seeking a comfortable space to share with a flatmate.

As you enter the flat, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The natural light that floods this area enhances the overall appeal, creating a bright and airy environment.

The flat features two bathrooms, providing convenience and privacy for all residents. This thoughtful layout ensures that morning routines can be managed with ease, making it a practical choice for busy lifestyles.

Situated in a vibrant community, this property is well-connected to local amenities, including shops, parks, and transport links, making it easy to explore the surrounding area. Whether you are commuting to work or enjoying a leisurely day out, you will find that everything you need is within reach.

In summary, this flat in Axon Place offers a perfect blend of comfort, convenience, and style. With its two bedrooms, two bathrooms, and inviting reception room, it presents an excellent opportunity for anyone looking to settle in Ilford. Do not miss the chance to make this lovely flat your new home.



ENTRANCE

LOUNGE/KITCHEN

22'0" x 10'9" (6.72m x 3.29)

BEDROOM ONE

11'0" x 10'8" (3.36m x 3.26m)

EN-SUITE

5'8" x 5'4" (1.75m x 1.65m)

BEDROOM TWO

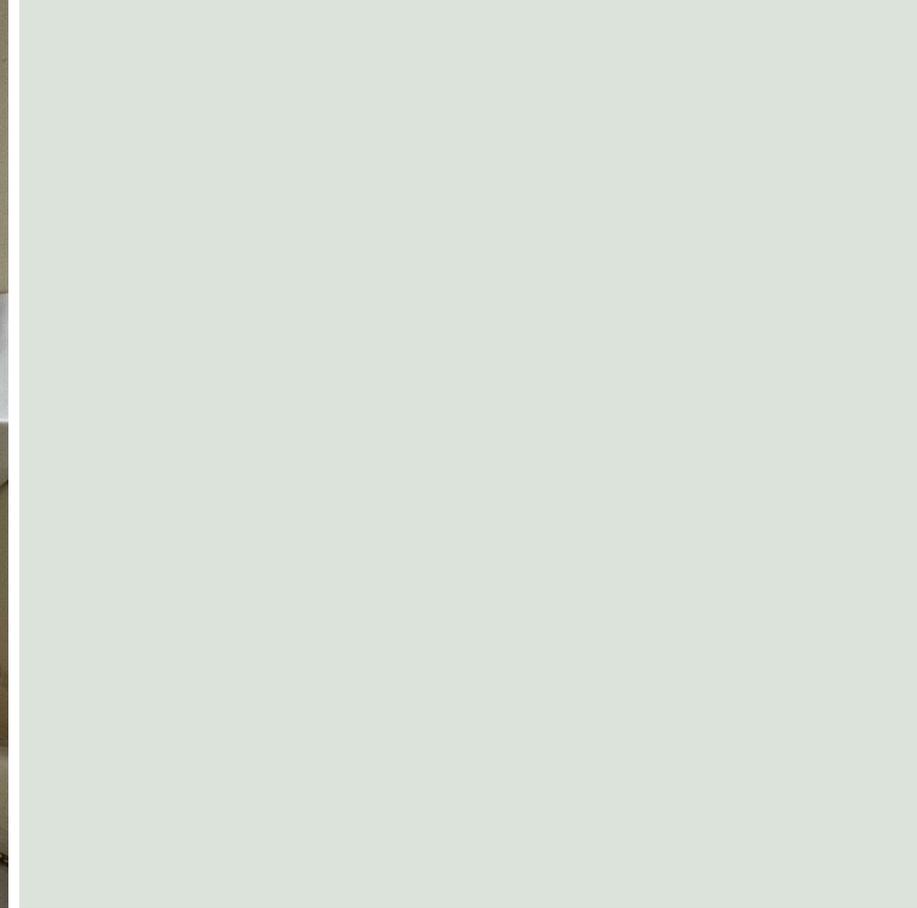
11'0" x 8'2" (3.36m x 2.51m)

BATHROOM

7'2" x 7'0" (2.19m x 2.14m)

AGENTS NOTE

Sellers disclaimer



Directions

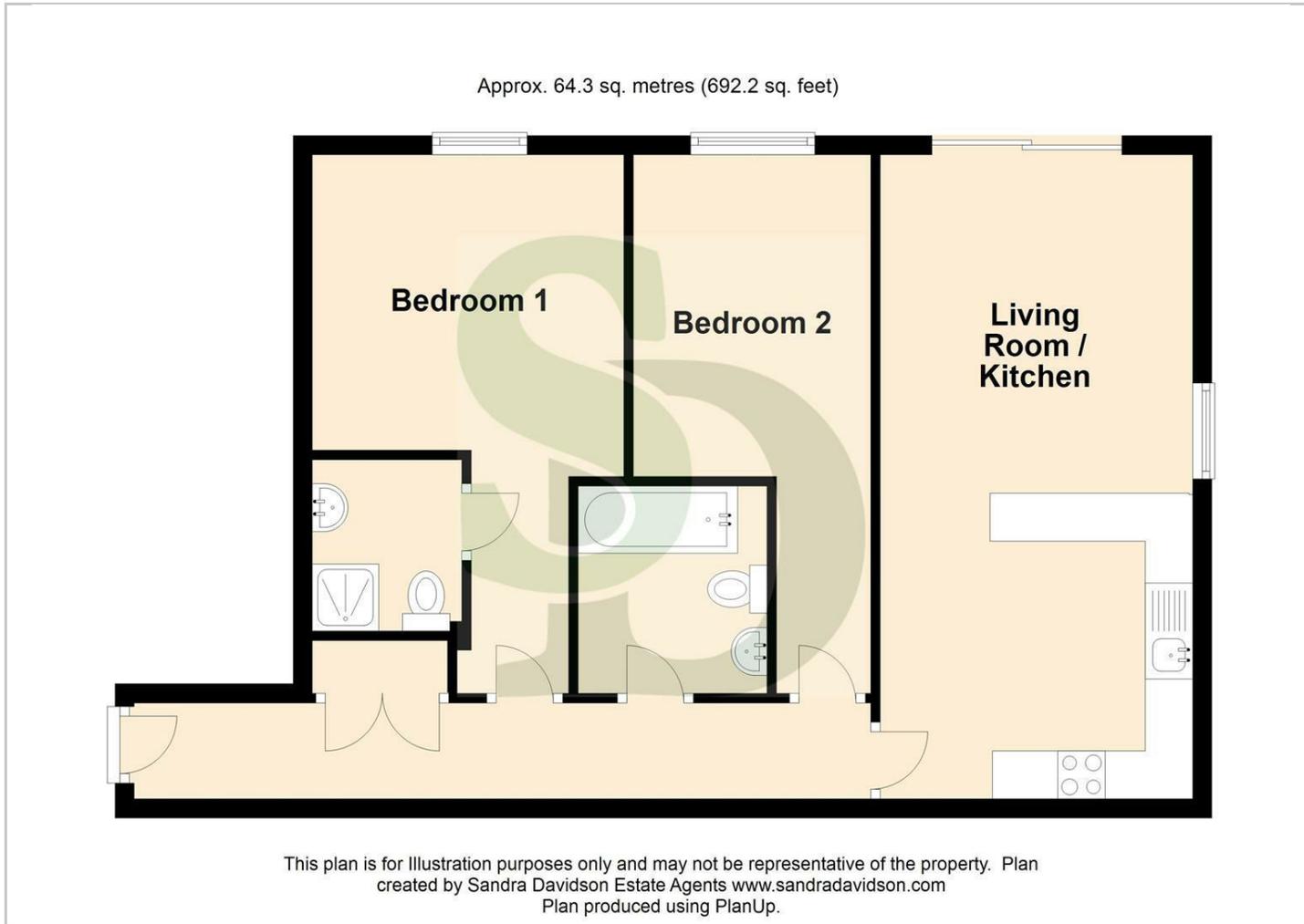




RECEPTION

PROCEED TO COLLECT

Floor Plans



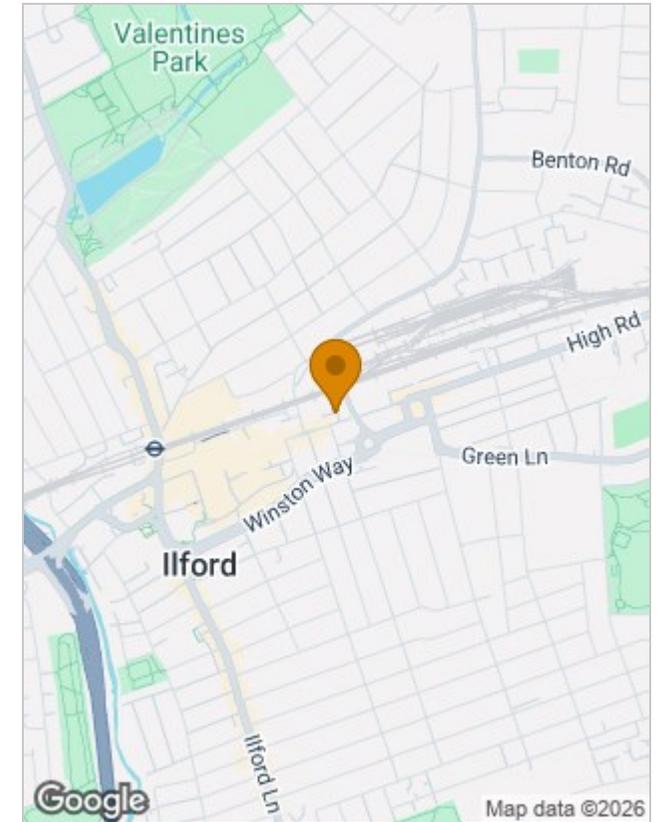
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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	