

S Sandra Davidson
ESTATE AGENTS



Piper Way, Ilford, IG1 4FE

£220,000

 2  2  1  B



£220,000

Piper Way

Ilford, IG1 4FE

- EPC RATING - B
- Lounge
- Two bathrooms
- CHAIN FREE
- Two bedrooms
- Kitchen
- Parking
- Circa 980 year lease remaining

"Public Notice

Address: 89 Piper Way, IG1 4FE

We are acting in the sale of the above property and have received an offer of £212,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 13/03/26

Welcome to this charming first-floor flat located on Piper Way in the vibrant area of Ilford. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space. The flat features a comfortable reception room, perfect for relaxing or entertaining guests, and two modern bathrooms that provide convenience and privacy.

One of the standout features of this property is the allocated parking space for one car, a valuable asset in this bustling area. The flat is designed to offer a harmonious blend of comfort and functionality, ensuring that all your needs are met.

Situated in Ilford, you will find yourself surrounded by a variety of local amenities, including shops, restaurants, and parks, all within easy reach. The area is well-connected by public



ENTRANCE

LOUNGE/KITCHEN

22'2" x 10'9" (6.78m x 3.30m)

BEDROOM ONE

12'4" x 11'5" (3.78m x 3.48m)

EN-SUITE

7'10" x 3'6" (2.39m x 1.09m)

BEDROOM TWO

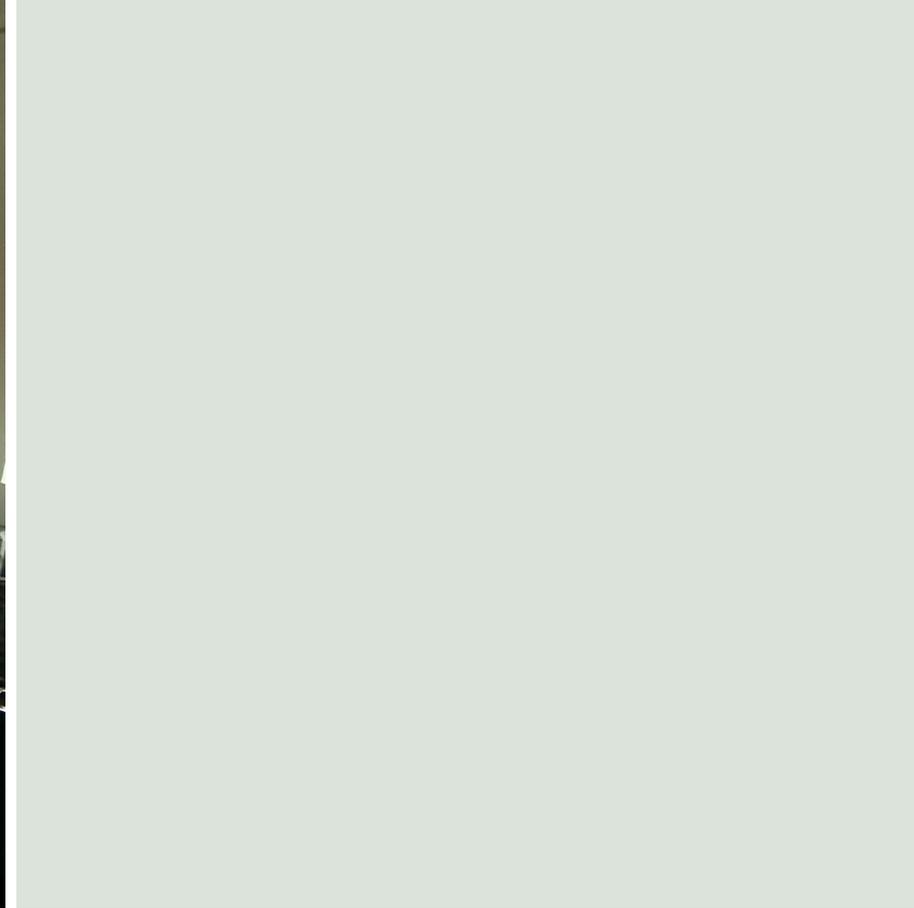
12'4" x 8'4" (3.78m x 2.55m)

BATHROOM

6'6" x 5'7" (1.99m x 1.71m)

AGENTS NOTE

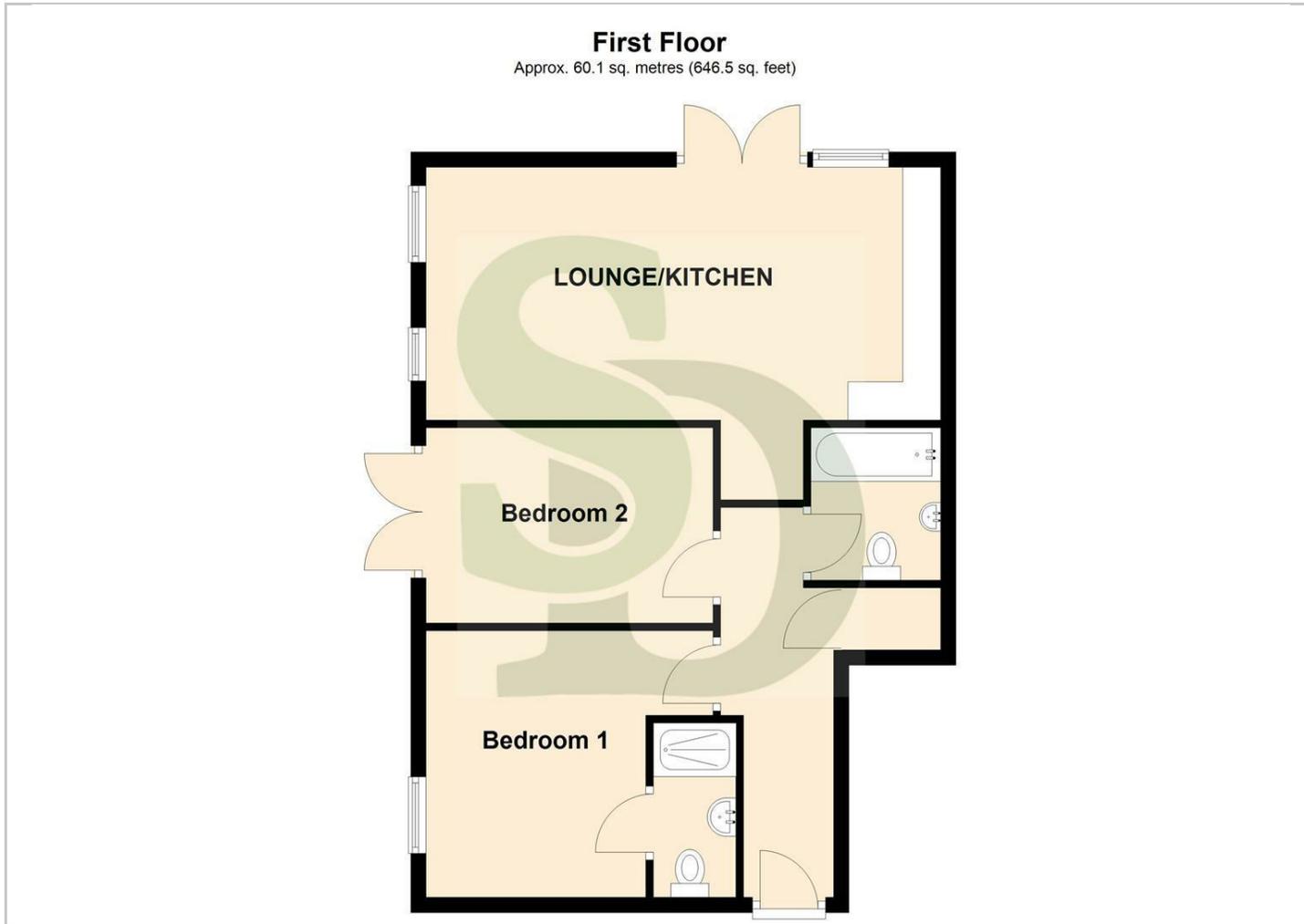




Directions



Floor Plans



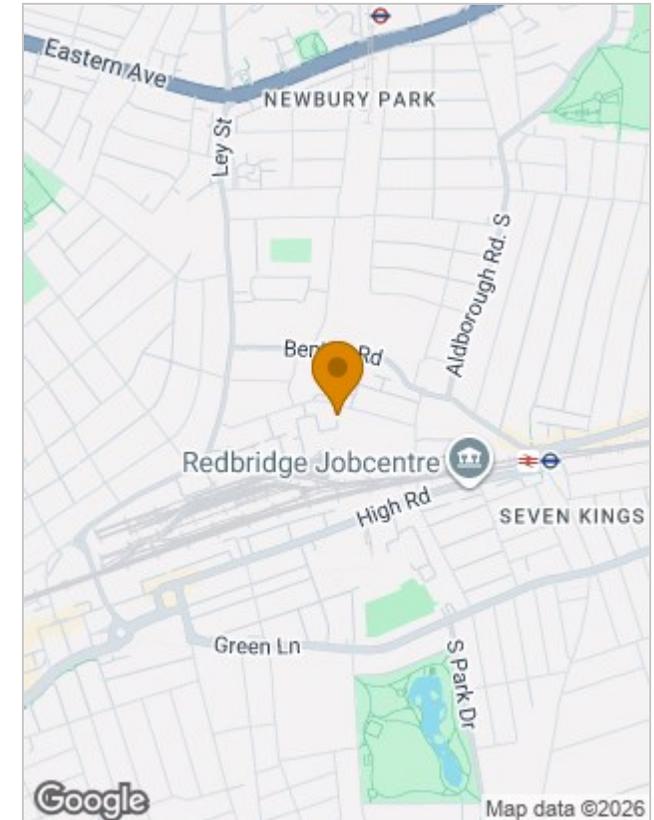
Viewing

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	81
(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	