



Ilford Lane, Ilford, IG1 2SG

£230,000





£230,000

Ilford Lane

Ilford, IG1 2SG

- EPC TBC
- Lounge
- Bathroom
- Close to public transport
- One bedroom
- Kitchen
- Circa 116 year lease
- CHAIN FREE

Nestled in the desirable area of Mount Pleasant, Ilford, this charming purpose-built flat (second floor) offers a wonderful opportunity for both first-time buyers and investors alike. With one spacious reception room, this property provides a comfortable space for relaxation and entertaining. The flat features one well-proportioned bedroom, perfect for restful nights, and a bathroom that caters to all your needs.

The property boasts a generous lease of 116 years, ensuring peace of mind for years to come. Being chain-free, the process of acquiring this flat is made simpler, allowing for a smoother transition into your new home.

Conveniently located, this flat is in close proximity to a variety of amenities, making daily errands and leisure activities easily accessible. Whether you are looking to enjoy local shops, cafes, or parks, everything you need is just a stone's throw away.

This flat presents an excellent opportunity to embrace a comfortable lifestyle in a vibrant community. Do not miss the chance to make this delightful property your own.



ENTRANCE

LOUNGE

13'10" x 12'3" (4.23m x 3.75m)

KITCHEN

8'10" x 6'8" (2.70m x 2.04m)

BEDROOM ONE

13'9" x 9'3" (4.20m x 2.84m)

BATHROOM

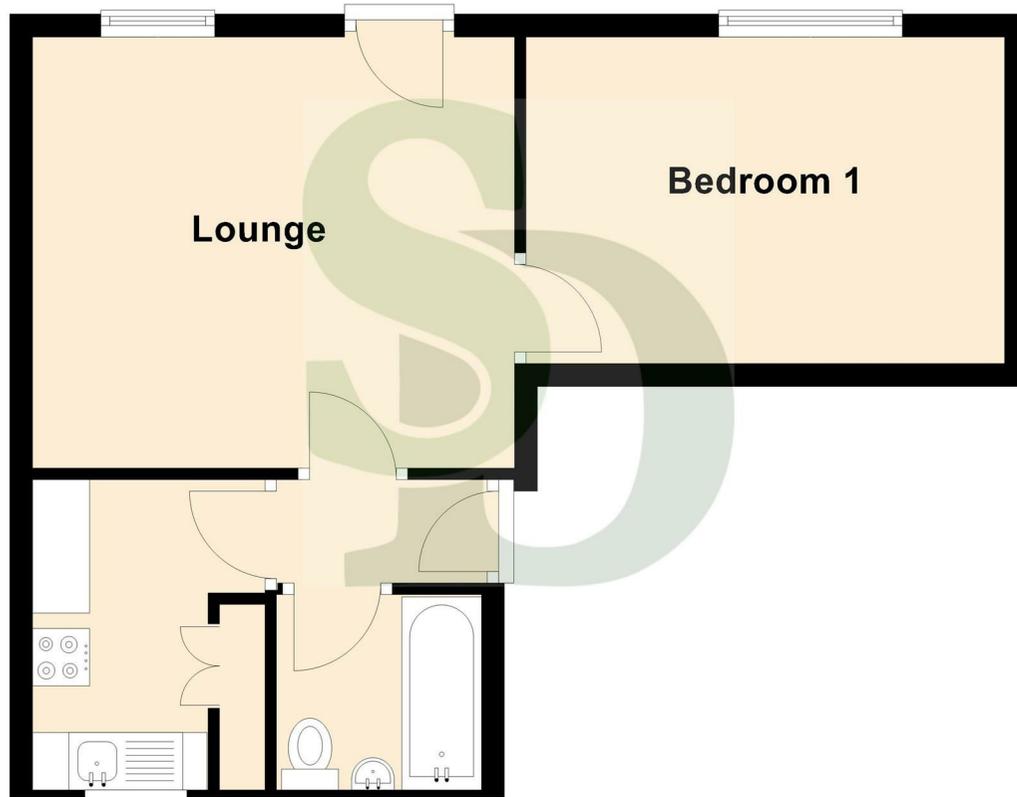
5'10" x 5'6" (1.80m x 1.70m)

AGENTS NOTE



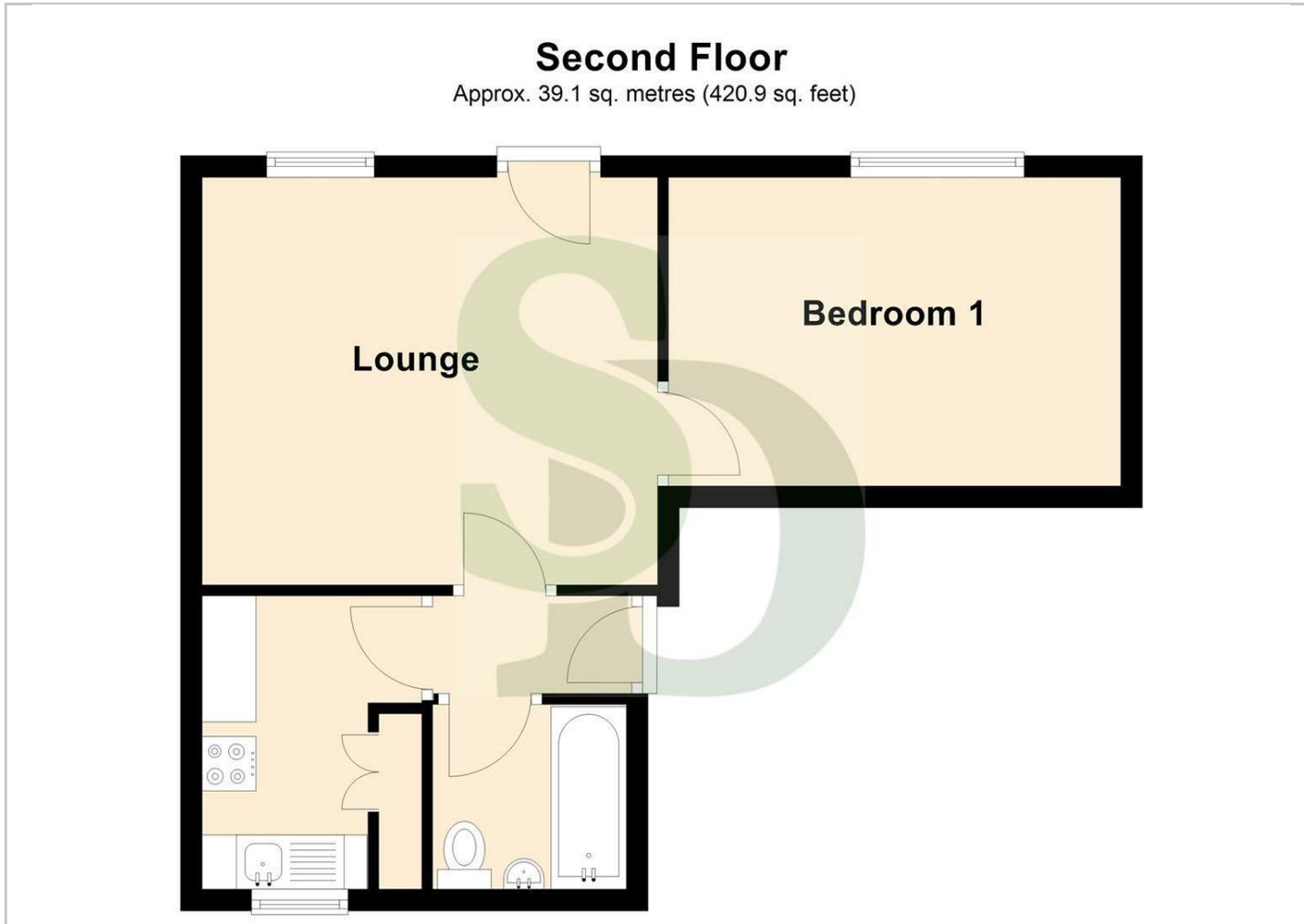
Second Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Directions

Floor Plans



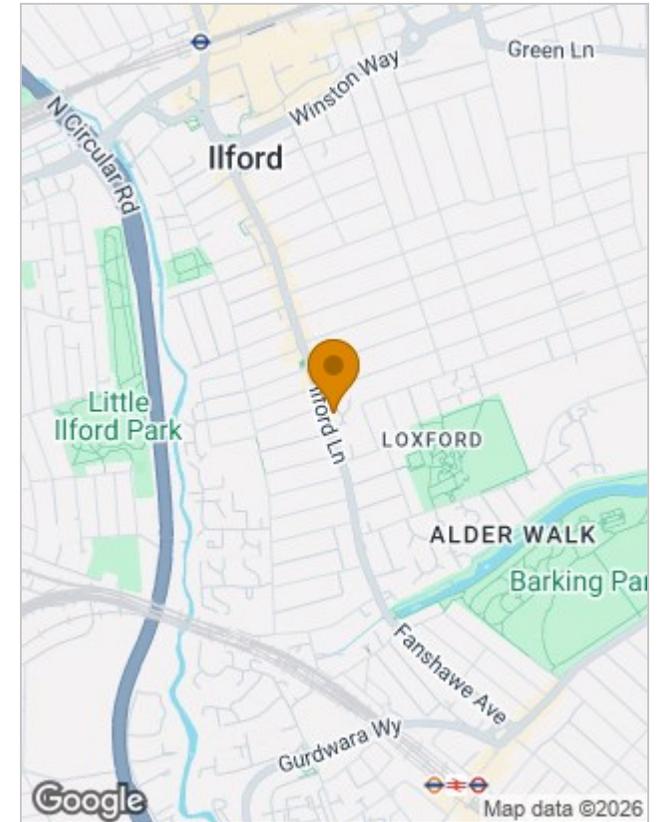
Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

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	