



**Piper Way**  
, Ilford, IG1 4DE

**Guide Price £275,000**

**Redbridge**

**C**



GUIDE PRICE-£275,000-£300,000

Sandra Davidson are pleased to present this charming flat (second floor) located on Piper Way in the sought-after area of Ilford. This delightful flat boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day. With two cosy bedrooms and two bathrooms, this property offers comfort and convenience for you and your family.

Situated in a prime location, this flat comes with the added bonus of a parking space for one car, ensuring you never have to worry about finding a spot after a busy day out. With approximately 979 years remaining on the lease, this property offers long-term security and peace of mind.

Conveniently located close to public transport links, commuting to work or exploring the city couldn't be easier. Whether you're looking for a new home or a savvy investment opportunity, this property has it all. Don't miss out on the chance to make this wonderful flat your own in the vibrant town of Ilford.





ENTRANCE  
2nd Floor

LOUNGE 14'8" x 11'7" (4.49m x 3.54m)  
Double glazed window to side. Carpeted flooring. Radiator.

KITCHEN 11'7" x 5'9" (3.54m x 1.76m)  
Range of wall and base units. Gas cooker with the extractor fan above. Built in oven. Plumbing for washing machine.

BEDROOM ONE 11'10" x 10'2" (3.61m x 3.11m)  
Double glazed window to side. Carpeted flooring. Radiator.

EN-SUITE 7'1" x 5'2" (2.16m x 1.59m)  
Shower cubicle, wash hand basin and low flush w.c.

BEDROOM TWO 10'4" x 7'3" (3.16m x 2.21m)  
Double glazed window to side. Carpeted flooring. Radiator.

BATHROOM 7'4" x 6'3" (2.26m x 1.91m)  
Panelled bath, wash hand basin and low flush w.c.

EXTERIOR  
Parking for one car.

AGENTS NOTE  
No services or appliances have been tested by Sandra Davidson Estate Agents.

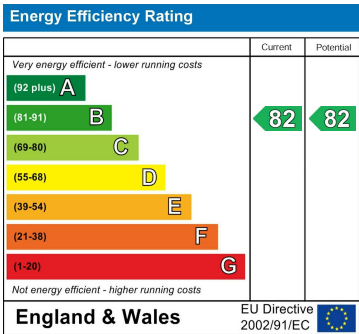
Area Map



Floor Plans



Energy Efficiency Graph



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