



Brunswick Gardens,
IG6 2QY
Ilford



Brunswick Gardens, IG6

2QY

CHAIN-FREE First-Floor 2-Bedroom Maisonette in Brunswick Gardens, Hainault!

Kings Group is proud to present this spacious and well-located first-floor maisonette, perfect for families, first-time buyers, or investors.

The property features entrance hallway leading to a living room, an ideal space for relaxing or entertaining. The kitchen includes base and eye-level units, roll-top work surfaces, and tiled splashbacks. Both bedrooms are generously sized doubles, with the master benefiting from fitted wardrobes for extra storage. The fully tiled family bathroom is modern and fitted with a white three-piece suite. To the rear, a private garden provides the perfect outdoor space for summer gatherings.

Situated in the desirable Brunswick Gardens area of Hainault, this home is just a short walk from the scenic Claybury Park and a short drive from Fairlop Waters and Hainault Forest. Families will appreciate the excellent local schools nearby, including West Hatch School, Ilford County High School, and Fairlop Primary School.

LEASEHOLD - 153 YEARS
COUNCIL TAX BAND - B
EPC RATING - C
FLOOR AREA - 409 ft²/ 38 m²

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Average

Asking Price £325,000



- CHAIN FREE
- FIRST FLOOR FLAT
- PRIVATE GARDEN
- DOUBLE GLAZED & GAS CENTRAL HEATING
- EPC RATING C

- LEASEHOLD - BRAND NEW LEASE! (153 YEARS)
- 2 BEDROOMS
- CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND B

HALL

LIVING ROOM 11'7 x 8'2 (3.53m x 2.49m)

KITCHEN 8'6 x 6'6 (2.59m x 1.98m)

BEDROOM 12'11 x 8'1 (3.94m x 2.46m)

BEDROOM 8'7 x 8'3 (2.62m x 2.51m)

BATHROOM 5'8 x 4'11 (1.73m x 1.50m)

GARDEN

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.


5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

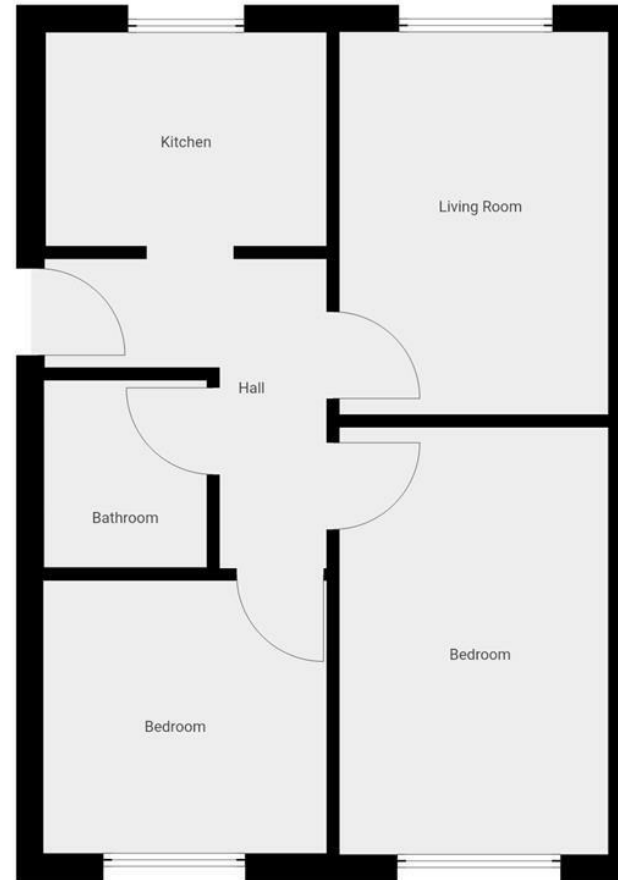
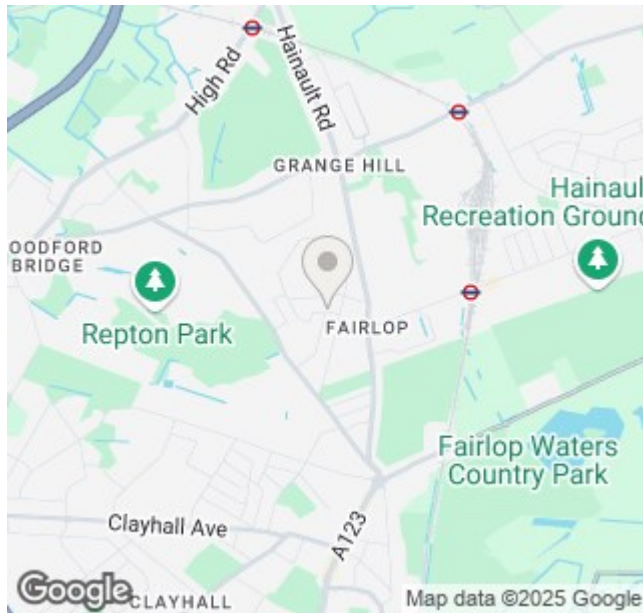
6. THESE PARTICULARS ARE ISSUED IN GOOD

FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

8A Sun Street, Waltham Abbey, Essex, EN9

1EE

T: 01992 652006

E:

www.kings-group.net

