

Ground Floor

Total Area: 60.1 m² ... 647 ft²

All measurements are approximate and for display purposes only

Reception Room
15'10" x 12'7"

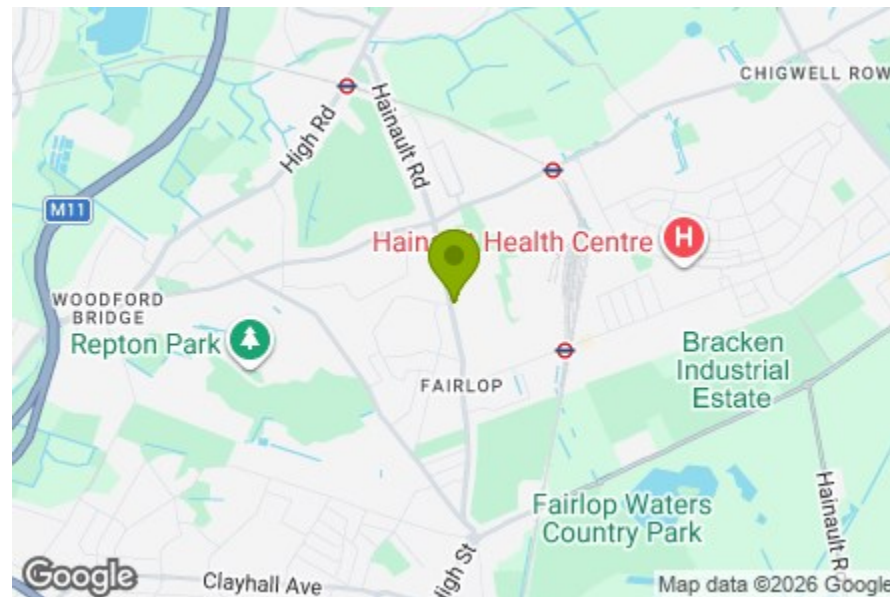
Bedroom
13'11" x 9'3"

Bedroom
10'5" x 6'11"

Kitchen
9'1" x 8'7"

Bathroom
6'2" x 5'6"

Garden
36'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



FENCEPIECE ROAD, ILFORD

Offers In Excess Of £325,000 Leasehold
2 Bed Flat



Features:

- Chain Free Sale
- Two Bedroom Maisonette
- Ground Floor With Private Entrance
- Large Secluded Rear Garden
- 934 Year Lease & No Service Charge
- New Carpets & Recent Redecoration
- Choice Of Underground Stations
- Short Walk To Claybury Park & Fairlop Waters

Set on the ground floor with its own private entrance, this bright and spacious two-bedroom maisonette is ideally located close to Fairlop Waters Country Park and Claybury Park, as well as Hainault station for access to the Central line.

Further highlights include a private garden, a 934 year lease and low service charge, a separate reception room and kitchen, in-built storage. It's only recently benefited from new carpets and redecoration, meaning it's ready to be enjoyed.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Beyond your sole-use front door and hallway, your reception is a great social space, with a generous window letting in plenty of natural light and a fireplace mantelpiece as the focal point.

You'll enjoy having the convenience of a separate kitchen, and the bathroom is bright and sizeable too with glossy floor to ceiling tiling. Both bedrooms are smartly finished - and one has custom storage.

Outside, you'll find your private garden. It's a peaceful spot, but you don't have to travel far to find more nature; you're strolling distance from the wonderful Fairlop Waters Country

Park and Claybury Park, while the sprawling Hainault Forest Country Park is a short drive away. Other amenities, such as convenience stores and coffee shops can be reached swiftly on foot.

WHAT ELSE?

- You're only 0.7 from Hainault station, which is on the Central line. Grange Hill is only slightly further for another option.
- Your new local is The Old Maypole, a traditional booze which has an extensive food and drink menu - and is less than ten minutes away.
- You're perfectly placed for a variety of action-based activities - nearby facility range from Aldborough Hall Equestrian Centre to Fairlop Waters Boulder Park. There's also Redbridge Sports Centre within walking distance.



A WORD FROM THE EXPERT...

"Nestled in the heart of East London, Ilford is a vibrant tapestry of history, culture, and community spirit. Once a modest rural settlement, it has blossomed into a dynamic town that harmoniously blends its rich heritage with modern living. Ilford's streets are alive with diversity, offering a culinary journey that spans the globe—from traditional British fare to tantalizing South Asian delicacies. The town centre buzzes with energy, while serene spots like Valentines Park provide a peaceful retreat amidst the urban hustle. The area boasts excellent transport links, making it a convenient hub for commuters and explorers alike. Its strong sense of community is evident in local initiatives and events that bring residents together, fostering a welcoming atmosphere for newcomers and long-time locals."

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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