

Reception Room
15'10" x 12'7"

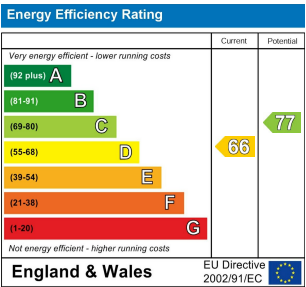
Bedroom
13'11" x 9'3"

Bedroom
10'5" x 6'11"

Kitchen
9'1" x 8'7"

Bathroom
6'2" x 5'6"

Garden
36'1"



FENCEPIECE ROAD, ILFORD

Offers In Excess Of £350,000 Leasehold
2 Bed Flat



Features:

- Chain Free Sale
- Two Bedroom Maisonette
- Ground Floor With Private Entrance
- Large Secluded Rear Garden
- 934 Year Lease & Low 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
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
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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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