

First Floor

Total Area: 50.2 m² ... 541 ft²

All measurements are approximate and for display purposes only.

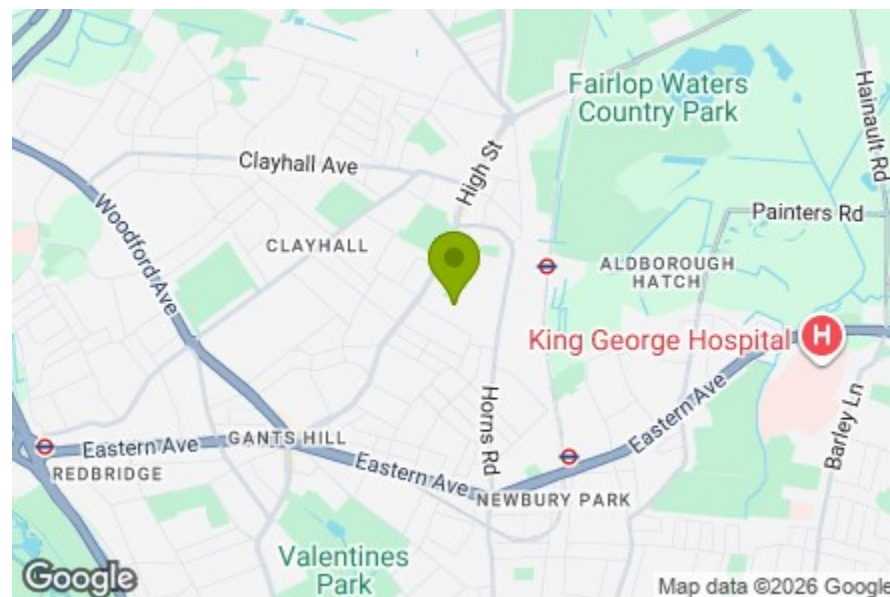
Entrance Hall
10'9" x 6'2"

Bathroom
10'8" x 5'3"

Kitchen
10'9" x 5'2"

Reception Room
17'3" x 10'10"

Bedroom
17'3" x 8'11"



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	72	77
	EU Directive 2002/91/EC	

MULBERRY WAY, ILFORD

Offers In Excess Of £210,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- First Floor
- Great Proportions
- Long Lease
- Quiet Residential Cul-De-Sac
- Low Rise Development
- Bright & Airy with Large Windows
- Secure Entrance

Set within a peaceful residential cul-de-sac with non allocated parking available, this spacious one bedroom apartment occupies the first floor of a well-kept, low-rise development with a secure communal entrance. Inside, the layout feels bright and inviting, with large windows throughout enhancing the sense of light and openness. Each space is comfortably sized, offering flexibility to style and furnish to your taste. The setting is quiet yet conveniently placed for local amenities and green spaces. With a long lease in place and a strong sense of privacy, this home presents an attractive opportunity for first-time buyers, downsizers, or those seeking a calm and connected base.

REQUEST A VIEWING
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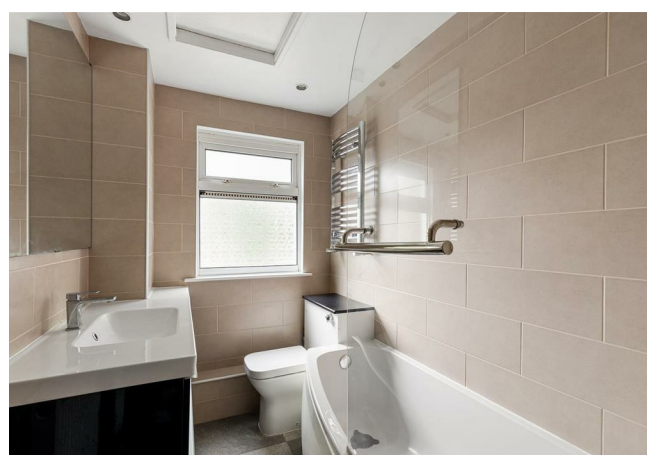
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IF YOU LIVED HERE...

Set on the first floor, this well-arranged home opens into a particularly generous entrance hall—exceptionally wide and welcoming. The tiled flooring adds a smart, durable finish, while a built-in cupboard provides handy storage. There's also room here for additional furniture, making the most of the proportions. From the hallway, you can access every area, including the bathroom, which is finished in soft, neutral tiling. A frosted window brings in natural light while maintaining privacy, and a full-size bath completes the space with understated practicality. The kitchen, which links directly to the reception room, is well lit and thoughtfully laid out, with tiled flooring and cabinetry arranged for maximum efficiency. The contemporary worktop is made from HPL which is very durable, stain resistant and easy to clean. While currently in good condition, there's scope to refresh the surfaces in line with your personal style. The adjoining reception room offers an excellent footprint and is filled with daylight, thanks to large windows overlooking leafy surroundings. The neutral palette and open aspect into the kitchen make it well suited to relaxed evenings or social gatherings alike, with ample space for dining and lounging. Beyond this, the bedroom is quietly positioned at the rear of the layout. Light-filled and well proportioned, it features wide windows and a soft carpeted floor that brings warmth to the otherwise minimalist decor. The simple backdrop invites a range of interior styles, and the sense of space lends itself to a calm, comfortable retreat. The

property offers a balanced blend of light, space, and versatility. The surrounding area offers a well-rounded mix of green space, local amenities, and everyday convenience. Just a short walk away, Café 104 is a welcoming spot to enjoy coffee or a light bite, while nearby high streets provide a range of shops, supermarkets, and services to make daily life easy. For outdoor space, Queen Elizabeth II Field offers open parkland ideal for walking, playing or simply getting a breath of fresh air. A little further afield, the beautifully landscaped Valentines Park is perfect for longer strolls, with ornamental gardens, lakes, and sports facilities. Adding to its appeal Valentines Park will soon have a new lido, opening next year. Altogether, the neighbourhood strikes a satisfying balance between natural calm and urban accessibility.

WHAT ELSE?

Barkingside Station is just twelve minutes away on foot, offering fast and frequent Central Line services that link directly to Stratford, Liverpool Street, and the West End, ideal for both daily commutes and weekend plans. The journey into central London is direct and efficient, making this a convenient base for anyone who values easy access to the city.



A WORD FROM THE OWNER...

"Location was the key for us when we bought the property, which is 12 min walk to Barkingside tube station and 5 min walk to the nearest large supermarket, with High Street and swimming pool close by. Fairlop Waters Country Park offers a range of exciting activities, including - water sports, fishing, countryside walks and delicious food."

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