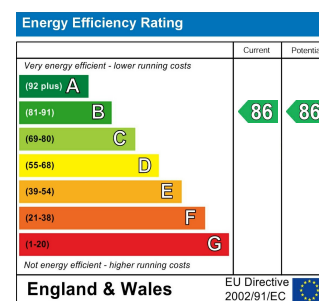
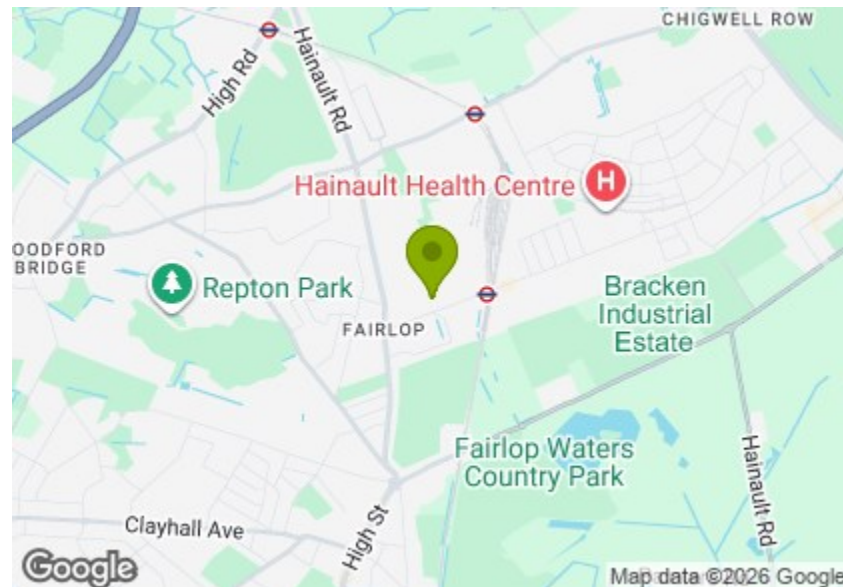




Total Area (Excluding Balcony): 50.8 m² ... 547 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



MARINE CRESCENT, ILFORD

Offers In Excess Of £260,000 Leasehold 1 Bed Apartment



Features:

- Modern One Bedroom Apartment
- First Floor With Lift Access
- Private Balcony
- Communal Roof Terrace
- Floor To Ceiling Windows
- Light & Airy Throughout
- Close To Fairlop Waters & Hainault Forest
- Short Walk to Hainault Station

Set on the first floor of a modern development, this bright and spacious one-bedroom apartment enjoys close proximity to Fairlop Waters Country Park, as well as Hainault Station and the many amenities around it. As well as the location, highlights include the south-west-facing balcony, communal roof terrace, lift access, floor-to-ceiling windows, ample storage and immaculate decor. It's a winner inside and out.

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IF YOU LIVED HERE...

You'll long appreciate that the generous, open plan kitchen/reception room has plenty of room for balancing all aspects of life - and the floor-to-ceiling windows across two of the walls means it's all fantastically bright. Whether you're cooking for yourself or others, you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and integrated appliances, while the living area has space for dining and lounging.

The bedroom is just as immaculate with considered decor and soft carpeting, while the bathroom is smart and contemporary with an over-tub shower. The hallway has in-built storage, so it'll be easy to keep clutter at bay.

During warmer months you'll love making use of your private south-west-facing balcony, or head to the communal roof terrace for even more space to chill out.

Beyond the apartment, you're strolling distance from the wonderful Fairlop Waters Country Park, while the sprawling Hainault Forest Country Park is a short drive away. Other

amenities, such as a Co-op, Tesco Express and Hainault Recreation Ground, can be reached swiftly on foot.

WHAT ELSE?

- You're only seven minutes from Hainault station, which is on the London Underground Central line.
- 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 OWNER...

"I have loved living in this flat. It has been great as a first time buyer and as my first home. The floor to ceiling windows let in so much light and there are windows on 3 sides, which is so nice. The large bedroom window gets the morning light and the main living area windows get the sun in the afternoons and evenings. The final windows get the last of the sun in the evenings in summer. Hainault Station is a very short walk on a main road so it is easy to commute into London and it feels very safe and well lit if out late at night. Being at the end of the line means train noise is not an issue and you always get a seat on the train. The flat is a short walk to shops, sport options and Fulwell Cross Swimming Pool and Library. There are lots of green spaces nearby including Hainault Forest, Fairlop Waters and Claybury Park so you get the best of both worlds - London and nature on your doorstep. I am really going to miss living here."

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Kitchen/Lounge/Diner

10'3" x 23'6"

Bedroom

15'9" x 11'8"

Bathroom

6'11" x 7'3"

Balcony

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