



Kitchen/Reception Room  
15'2" x 25'9"

Balcony  
15'2" x 3'11"

Bedroom 1  
10'11" x 11'10"

Bedroom 2  
10'2" x 14'10"

Storage

Bathroom  
7'0" x 6'4"

Garden  
24

Total Area: 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup>

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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(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

## NETLEY ROAD, ILFORD

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



### Features:

- Two Bedroom Apartment
- Large Open Plan Kitchen/Reception
- Private Balcony
- Private Garden
- Long Lease
- Modern Condition
- Close to Newbury Park Station
- Chain Free

A splendidly spacious and marvellously modern two-bedroom first floor apartment with large garden space and balcony. Close to the shops, cafes, and restaurants of Newbury Park and situated just a five minute walk from Newbury Park central line station which connects you to the West End in half an hour. With gorgeous green spaces all around you as well as easy access to central London, you're in a great position to benefit from the best of both worlds. Shopping wise, a a quick tube ride will lead you to the retail outlet Westfield Shopping Centre, Stratford.

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IF YOU LIVED HERE...

You'll be enjoying classic London apartment living - convenience plays a big part, but the property is also very visually appealing and spacious, clocking in at a generous 850 square feet. Your 390 square foot open plan kitchen/reception room is the real showstopper, featuring elegant hardwood flooring, high ceilings, capacious kitchen cabinets, integrated appliances and a terrific, toughened glass backsplash. The doors to your beautiful 60 square foot balcony allow abundant illumination during daylight hours and you have zonal ceiling spotlights for when the sun goes down. Outside you have a garden space with loads of potential, sure to become a lush green paradise. Back inside, and classic Design & Decor continues in each room, awaiting a dose of your own character. Both bedrooms are bright and airy, with more luxurious hardwood flooring underfoot while your family bathroom is chic and characterful, featuring classy cream wall and floor tiles, housing a pristine white suite including a sensational soothing tub where you can soak away the cares of a busy day.

You're close to Newbury Park station where Central line trains can transport you to the shopping mecca of Westfield, Stratford in just fourteen minutes or central London in just over half an hour. Closer to home, nearby Seven Kings Park is a lovely green space that features a kid's playground and skate park as well as basketball, tennis and cricket pitches.

WHAT ELSE?

- There are twelve schools rated 'Good' or higher by Ofsted within a mile of your home including the 'Outstanding' rated Fullwood Primary School.
- Drivers will be pleased to know that you're a three minute drive away from the A12.
- Built in 1696, Valentines Mansion in Valentines Park is one of the most picturesque attractions in the locality and the park itself is also a beautiful nature sanctuary.



A WORD FROM THE OWNER...

"We fell in love with the open plan living room/ kitchen with the sun shining through our balcony windows and peaceful view, it was wonderful to sit on the balcony with a cup of tea. We are lucky to be surrounded by lovely neighbours in a quiet secluded area with the benefit of the Central line (5 minutes walk). As a couple, it has been a great first time property for us and we will leave with fond memories."

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