



## 45 Ilford Hill, Ilford, Essex IG1 2ZL

Arbon & Miller are delighted to offer this stylish one-bedroom apartment located on the 12th floor of Hale Point, just a stone's throw from Ilford Elizabeth Line Station. Perfectly suited for commuters or first-time buyers, this property combines convenience with modern living. The flat features a bright and spacious living area, a well-appointed kitchen, a contemporary bedroom, and a modern bathroom. Large windows allow for plenty of natural light and offer fantastic views over the surrounding area. Residents of Hale Point benefit from secure entry, communal facilities, and easy access to Ilford town centre, local shops, restaurants, and excellent transport links, including the Elizabeth Line for fast access into central London. This is a fantastic opportunity to acquire a modern, well-located flat in a vibrant and connected part of Ilford.

### COMMUNAL ENTRANCE HALL

Security video entry phone system, lift to all floors.

### ENTRANCE HALL 18'7 x 7' to extremes (5.66m x 2.13m to extremes)

Wood strip flooring, underfloor heating, spotlights to ceiling, video entry phone system, storage cupboard housing air circulation system, doors to:

### OPEN PLAN LOUNGE/KITCHEN 25'2 x 14'4 to extremes (7.67m x 4.37m to extremes)

Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, four burner electric hob with extractor fan over, under counter oven, integrated dishwasher, washer/dryer and fridge/freezer, concealed lighting, spotlights to ceiling, wood strip flooring with underfloor heating.

Lounge Area: Wood strip flooring with underfloor heating, two light double glazed window, further two light double glazed window, spotlights to ceiling, double glazed double sliding doors with fixed sidelights leading to BALCONY.

### BALCONY 10'5 x 8'5 (3.18m x 2.57m)

Composite decking, railings, outside light.

### BEDROOM 13'3 x 12'2 to extremes (4.04m x 3.71m to extremes)

Two light double glazed window with fixed sidelight, fitted wardrobe unit, spotlights to ceiling, underfloor heating.

### BATHROOM 6'10 x 6'10 (2.08m x 2.08m)

Panel enclosed bath with mixer tap, shower attachment, rainforest shower head and glazed screen, vanity unit with wash hand basin and mixer tap, close coupled wc, part tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window, heated towel rail, underfloor heating.

### LEASE

119 years

### SERVICE CHARGE

£1994.43 per annum

### GROUND RENT

£300 per annum

### COUNCIL TAX

London Borough of Redbridge - Band C

### AGENTS NOTE (LEASE ETC)

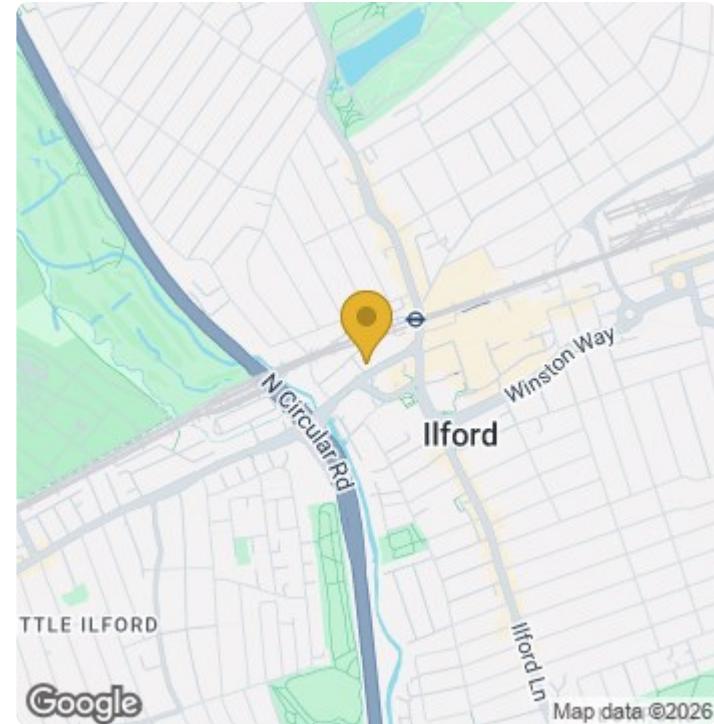
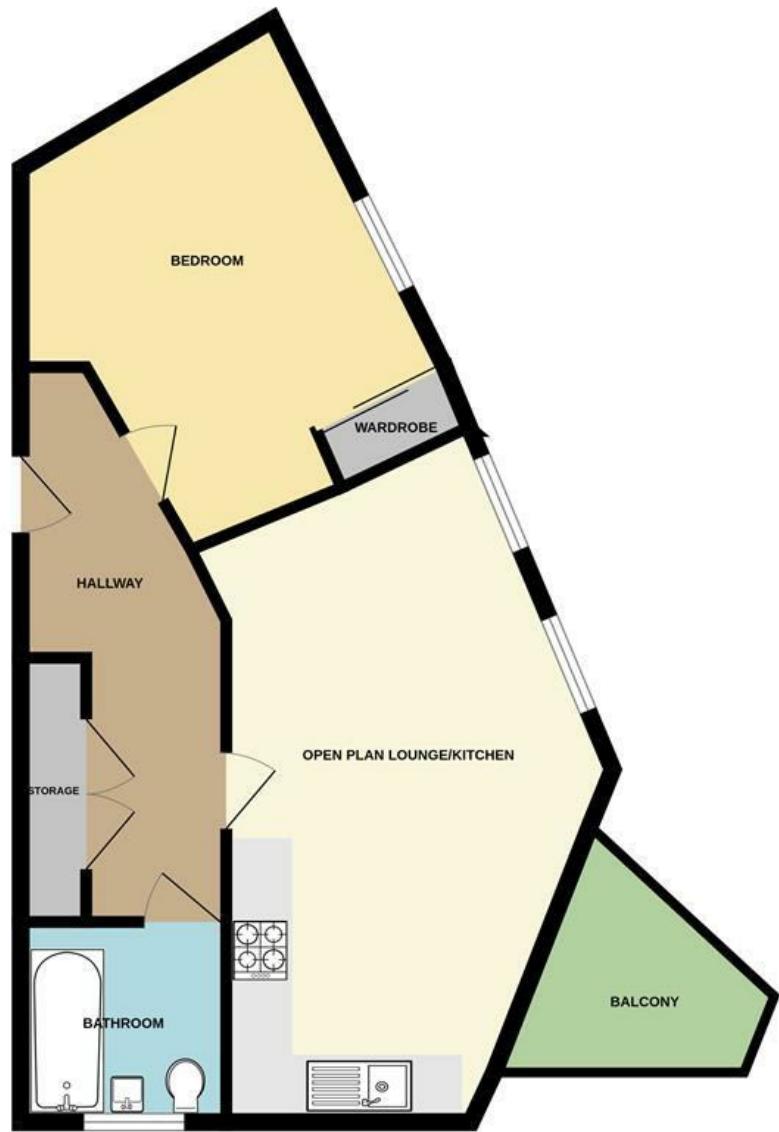
The above details have been provided in good faith and will need to be verified by the respective solicitors.

### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



## GROUND FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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