



Poplar Way, Ilford, IG6 1EL
Offers In Excess Of £333,000





Poplar Way

Ilford, IG6 1EL

Local Authority: Redbridge

Tax Band: C

- EPC RATING: 75C
- 900+ YEARS LEASE
- TWO BEDROOMS
- CLOSE PROXIMITY TO BARKINGSIDE CENTRAL LINE STATION
- CHAIN FREE
- VERY WELL PRESENTED
- COMMUNAL GARDENS
- CLOSE TO CRANBROOK ROADS SHOPS AND AMENITIES

Sandra Davidson Estate Agents are pleased to offer for SALE a delightful two-bedroom flat nestled in the charming Poplar Way uniquely offered with a SHARE OF FREEHOLD - and the best part? It's CHAIN FREE!

As you step into this FIRST FLOOR purpose-built flat, you are greeted by a spacious lounge, perfect for relaxing or entertaining guests. With two well proportioned bedrooms, a well-equipped kitchen, and a modern bathroom, this property offers comfort and convenience in every corner.

Located just a stone's throw away from Barkingside central line station, commuting is a breeze. The proximity to local schools and amenities makes this flat an ideal choice for families or professionals alike.

Parking is a non-issue with space for one vehicle, along with the added bonus of your own garage en bloc with maintained communal gardens allowing you to fully enjoy your sanctuary.

Offered with SHARE OF FREEHOLD, this property is a rare find and must be seen to be truly appreciated. Don't miss out on this fantastic opportunity - book your viewing today and step into your new home at Poplar Way!

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ENTRANCE

Via communal front door with secure video entry system, stairs to first floor, own front door into entrance hall with laminate wood flooring, video entry system, radiator, light, fitted cupboard, doors to:

LOUNGE 17'8" x 13'8" (5.39m x 4.16m)

Double glazed windows to front, two radiators, two ceiling lights, laminate wood flooring

KITCHEN 12'4" x 6'10" (3.75m x 2.08m)

Fitted wall and base units with down lighting, work surface with tiled upstand, new four ring gas hob with new extractor hood over and oven/grill below, one and half bowl sink with drainer, space and services for washing machine, cupboard housing Worcester-Bosch combi boiler, space and services for water dispensing fridge freezer, tiled walls, laminate wood flooring, light, double glazed window to rear

BEDROOM ONE 13'5" x 9'10" (4.10m x 3.00m)

Double glazed window to front, radiator, laminate wood flooring, light





BEDROOM TWO 10'11" x 8'4" (3.32m x 2.53m)
Double glazed window to rear, radiator, laminate wood flooring, light

BATHROOM
Suite comprising; bathtub with shower screen and shower over, low level WC, dual hand wash basins inset to vanity unit, heated towel rail, radiator, fan heater, shaver socket, enclosed light, tiled walls and flooring, double glazed opaque window to rear

EXTERIOR 16'6" x 8'11" (5.04m x 2.72m)
Communal gardens, un-allocated parking, garage en bloc.

Agents Note
None of the services have been tested by Sandra Davidson Estate Agents

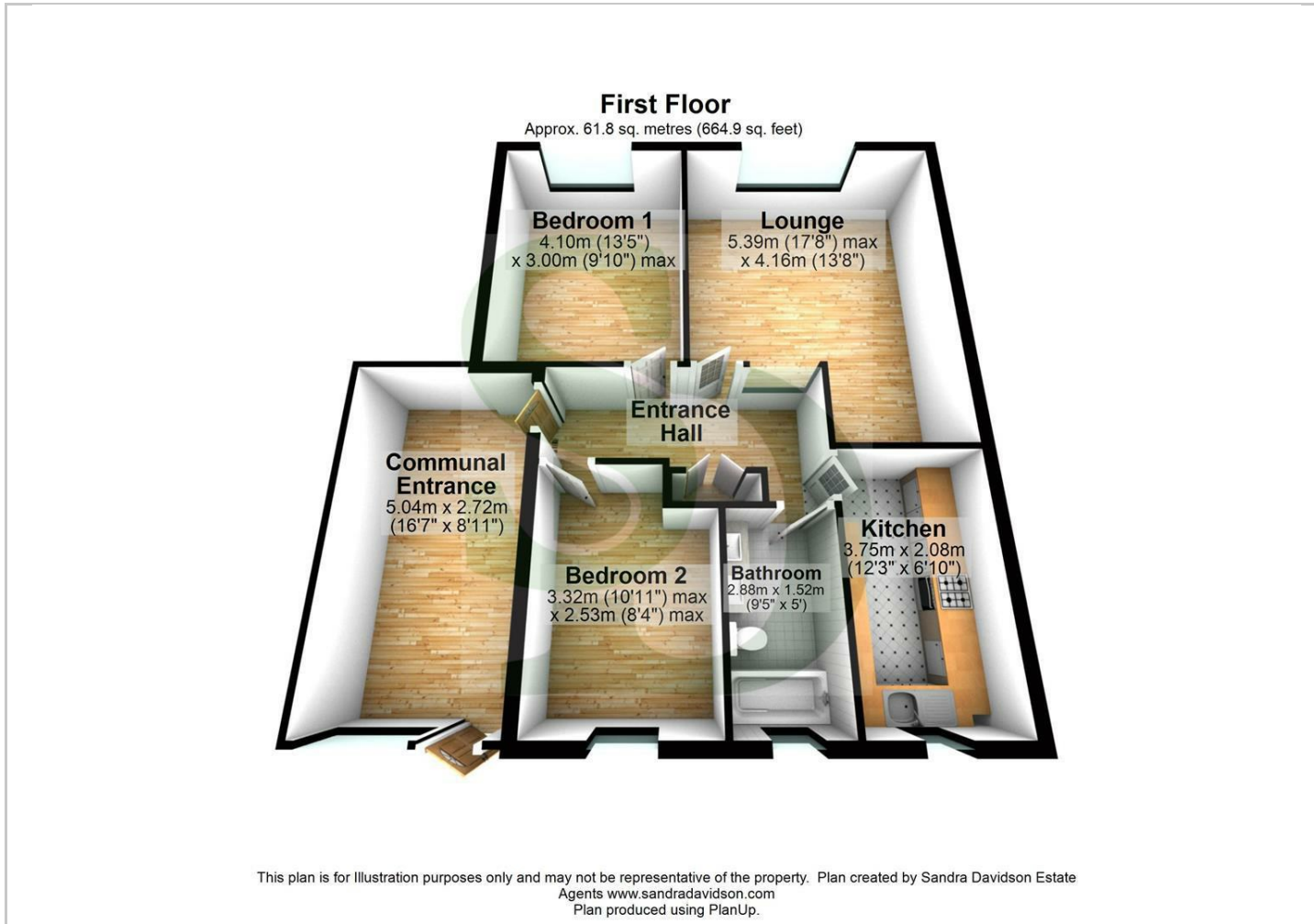
LEASE INFO
999 year lease from 1971
Peppercorn Ground Rent
circa £1700 pa Service Charge



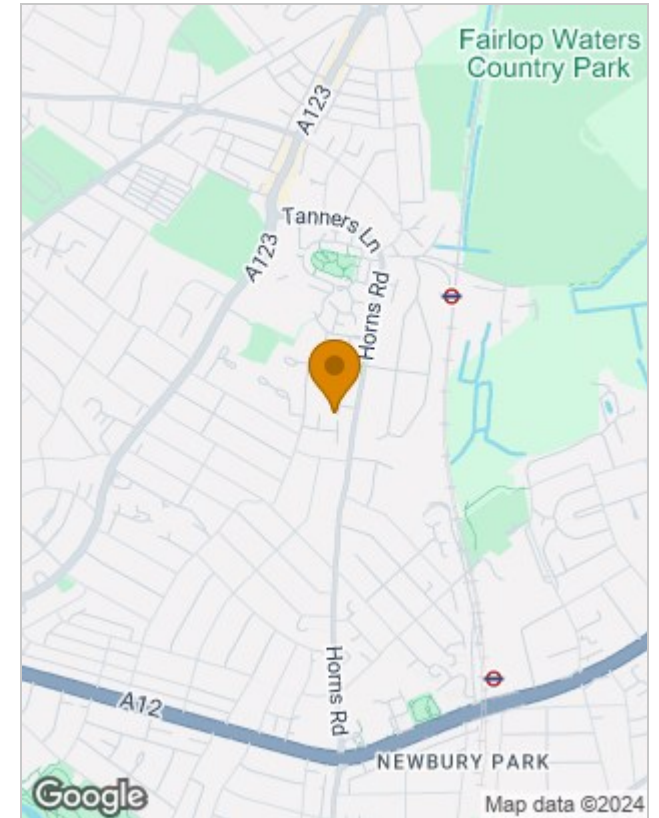




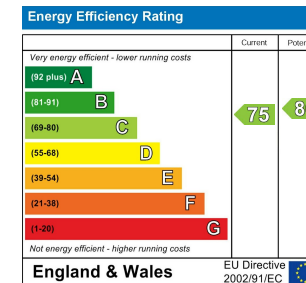
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.