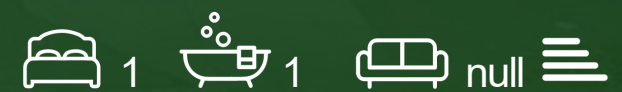




Cambridge Road, Ilford, IG3 8LU

Asking Price £225,000





Asking Price £225,000

Cambridge Road

Iford, IG3 8LU

BTL investment

Sandra Davidson Estate Agents are pleased to present this spacious ground floor flat, situated in a popular residential location, just off Seven Kings High Road. Located within close proximity of Seven Kings Station (Crossrail Elizabeth Line - Zone 4) and local amenities such as schools and shops. The property comprises: one bedroom, one reception room, kitchen and bathroom. The property also benefits from double glazing, gas central heating and private rear garden. Viewings are highly recommended.



ENTRANCE

LOUNGE 12'6" x 10'4" (3.82m x 3.16)

KITCHEN 4'11" x 8'2" (1.52m x 2.51m)

BEDROOM ONE 11'3" x 12'7" (3.44m x 3.85m)

BATHROOM 7'10" x 4'10" (2.41m x 1.49m)

GARDEN 37' (11.28m)

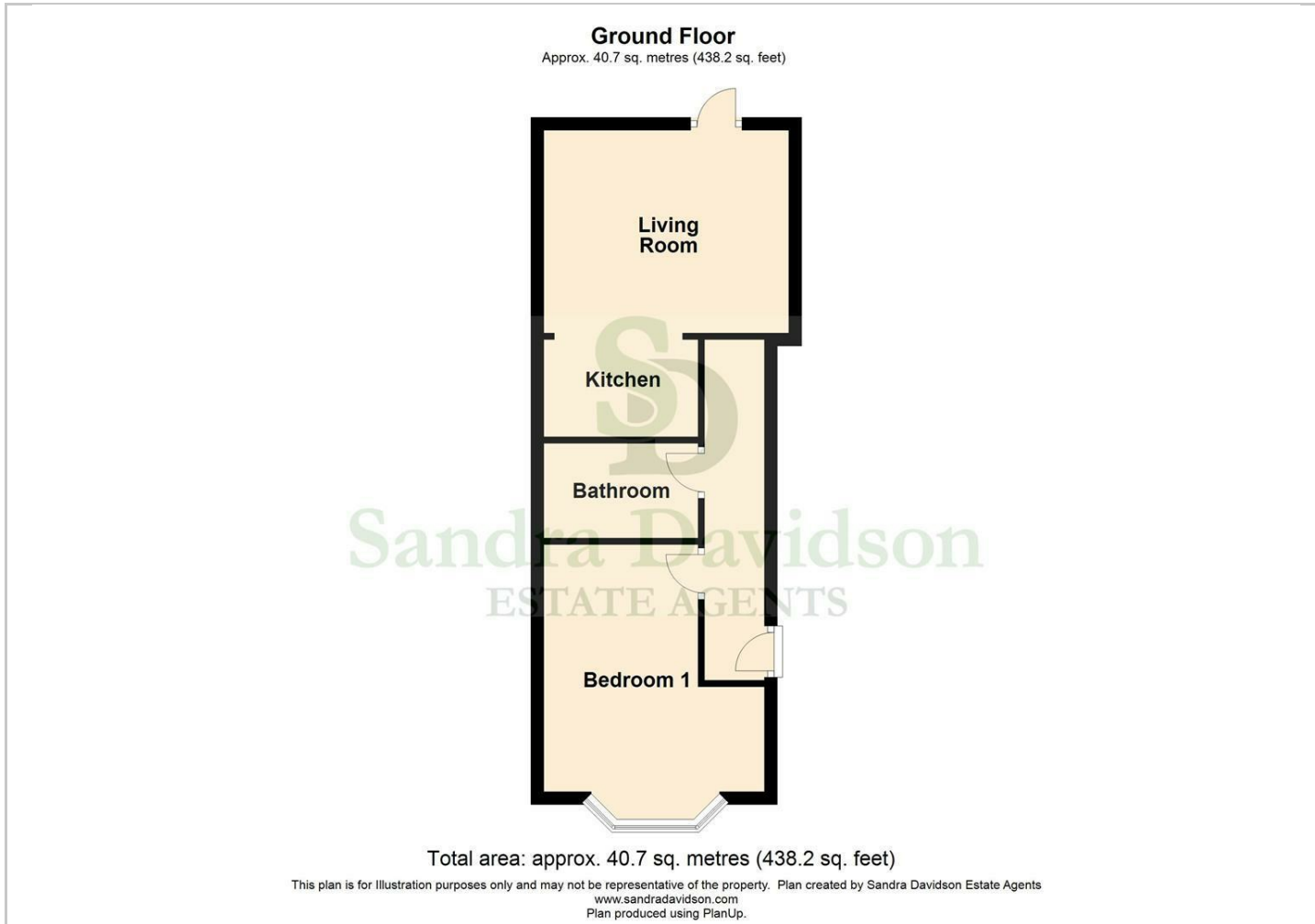
AGENTS NOTE





Directions

Floor Plans



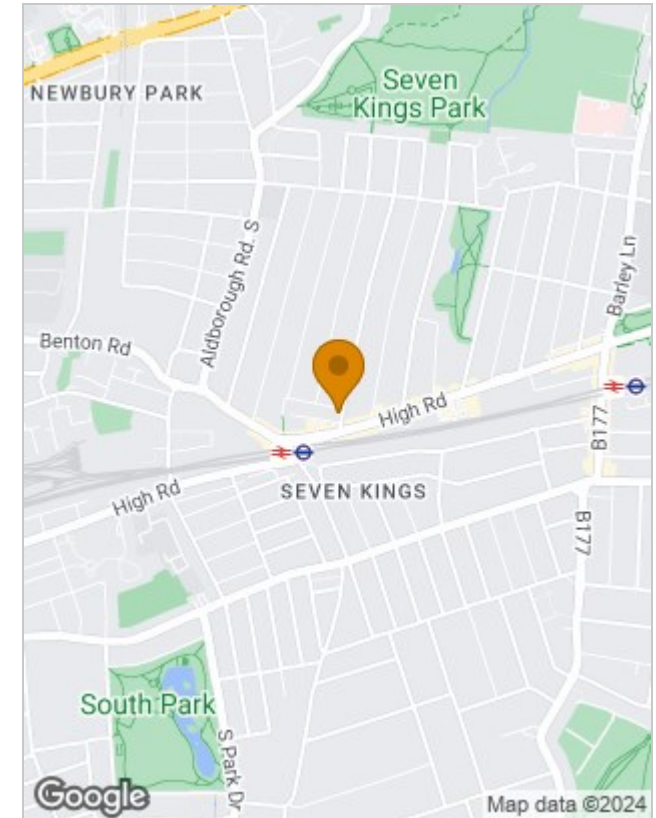
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

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Location Map



Energy Performance Graph

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	EU Directive 2002/91/EC	