



2-20 Hainault Street, Ilford, IG1 4GZ

Guide Price £265,000





# 2-20 Hainault Street

Ilford, IG1 4GZ

- EPC RATING C
- Lounge
- Two bedrooms
- Kitchen
- Two bathrooms
- Circa 979 year lease

Sandra Davidson Estate Agents are pleased to present this spacious two double bedroom apartment in this eye catching modern building (on 2nd floor) in the heart of Ilford Town Centre. This spacious apartment is located within walking distance to Ilford Station (Crossrail - Zone 4) giving easy access into London. The apartment is surrounded by a variety of amenities such as local shops, restaurants, places of worship and fantastic transport links. The apartment comprises: spacious lounge open to kitchen, two double bedrooms (one with en-suite) and family bathroom. Viewings are highly recommended to avoid disappointment.



## ENTRANCE

LOUNGE 13'10" x 12'7" (4.23m x 3.84m)

KITCHEN 12'7" x 5'8" (3.86m x 1.74m)

BEDROOM ONE 14'0" x 10'6" (4.28m x 3.21m)

EN-SUITE 5'4" x 5'4" (1.65m x 1.64m)

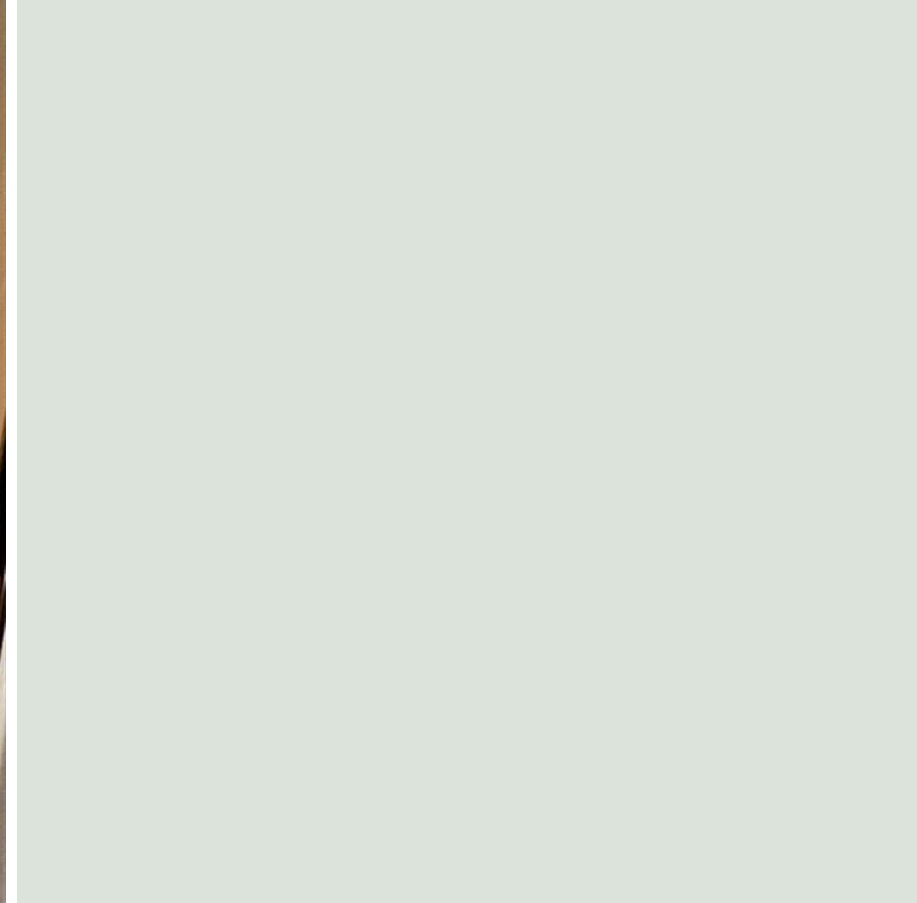
BEDROOM TWO 10'7" x 8'6" (3.23m x 2.60m)

BATHROOM 7'6" x 5'6" (2.30m x 1.70m)

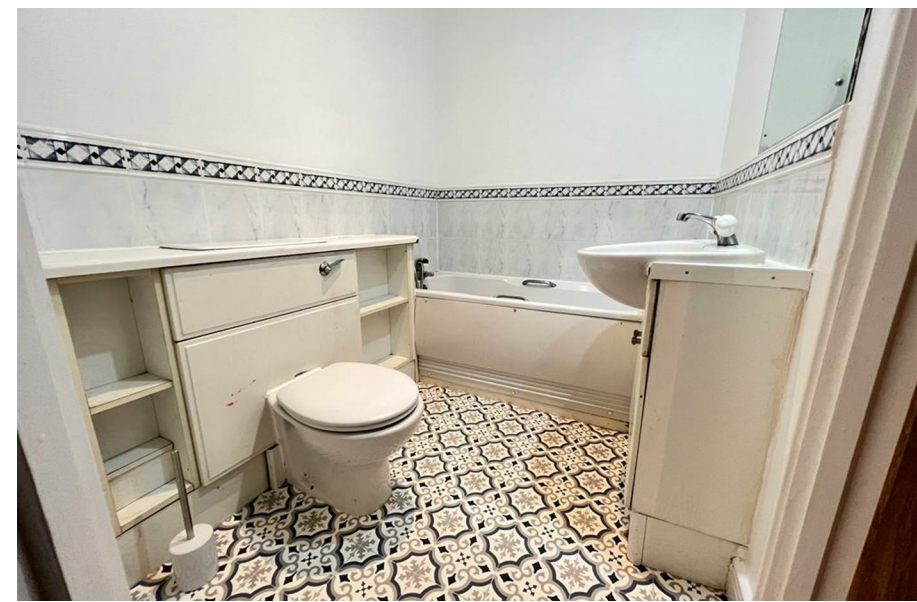
## AGENTS NOTE







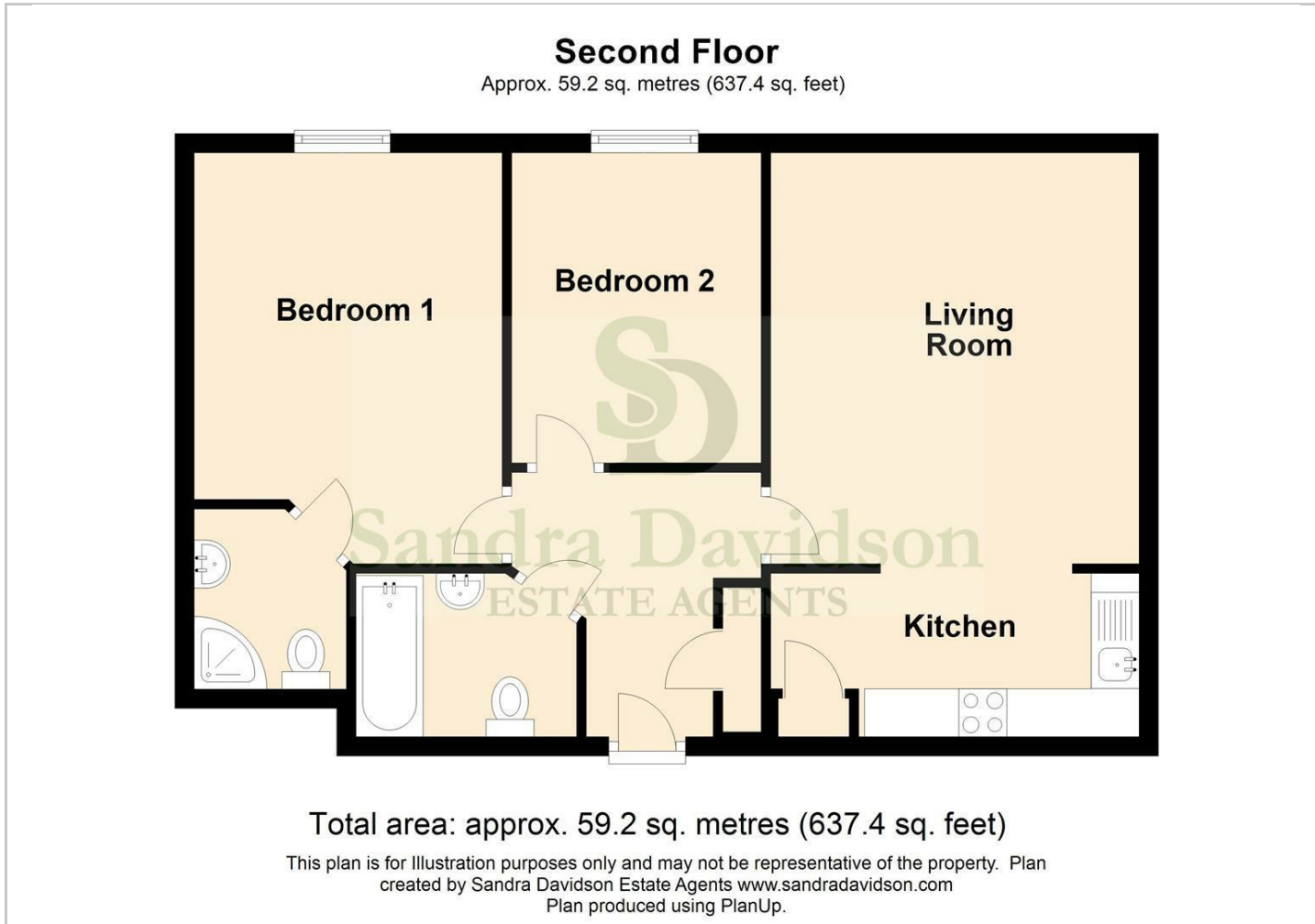
Directions







## Floor Plans



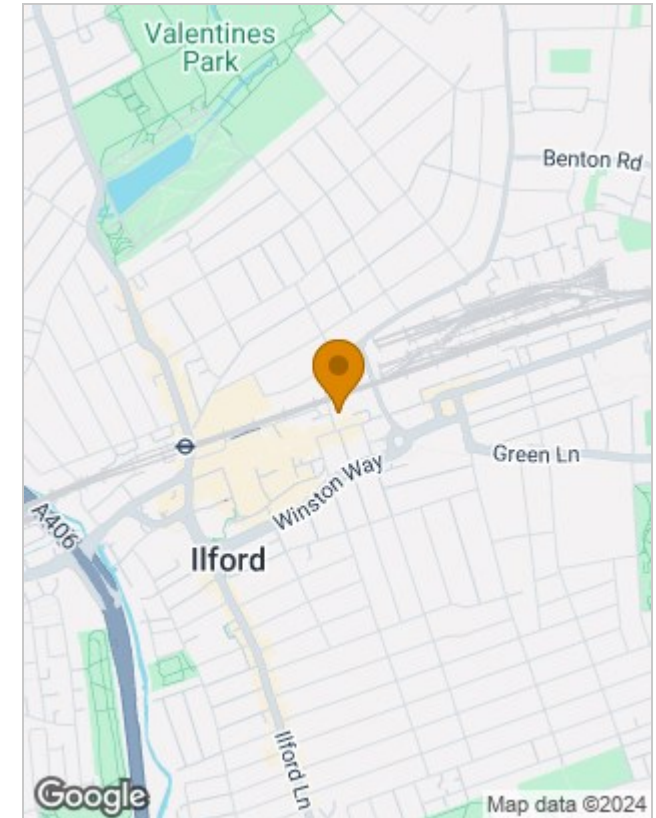
## Viewing

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) <b>A</b>			
(81-91) <b>B</b>		77	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	