



Lavender Place, Ilford, IG1 2BG

Price Guide £230,000





Lavender Place

Iford, IG1 2BG

- EPC RATING C
- Lounge
- Bathroom
- Close to Ilford Town
- Two bedrooms
- Kitchen
- Parking

Guide price £230,000 to £240,000

Sandra Davidson Estate Agents are pleased to present this fantastic opportunity to acquire a spacious, first floor flat. This purpose built block is located within walking distance to Ilford Lane which provides shopping facilities for world food and independent clothing shops. This larger than average apartment comprises: spacious lounge/diner, kitchen, two double bedrooms and a family bathroom. Other benefits include entry phone system, double glazed windows and parking for one car. Viewings are highly recommended to avoid disappointment.



ENTRANCE

LOUNGE 13'5" x 11'4" (4.10m x 3.47m)

KITCHEN 9'7" x 7'5" (2.94m x 2.27m)

BEDROOM ONE 8'9" x 11'6" (2.69m x 3.52m)

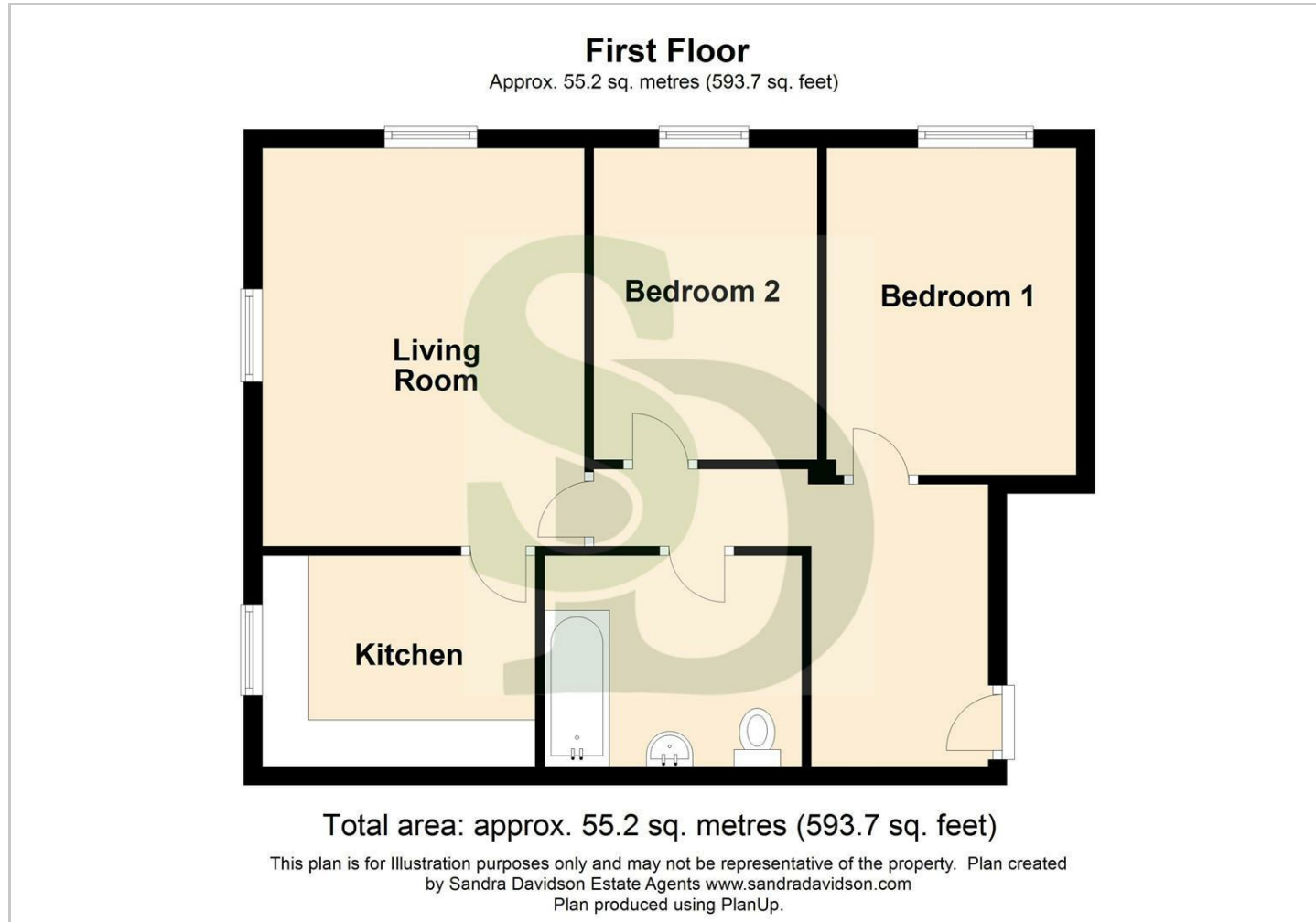
BEDROOM TWO 11'6" x 7'10" (3.52m x 2.41m)

BATHROOM

AGENTS NOTE

Directions

Floor Plans



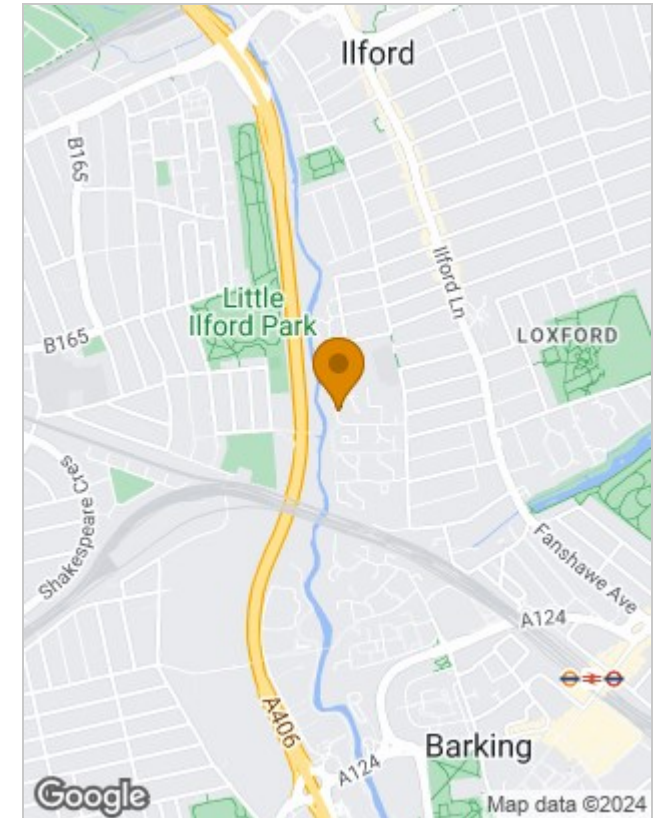
Viewing

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	77	79
(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	