



## Piper Way

, Ilford, IG1 4FE

£270,000

CHAIN FREE

Sandra Davidson are pleased to present this charming two-bedroom flat located on Piper Way in the delightful area of Ilford.

Built in 2007, this modern flat offers a contemporary feel with its sleek design and convenient layout. The ground floor location provides easy access, making it ideal for individuals of all ages.

One of the highlights of this property is the chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, the allocated parking space for one car ensures that you will never have to worry about finding parking after a long day.

Whether you are looking to relax in the comfortable reception room or unwind in one of the two well-appointed bedrooms, this flat offers a versatile living space that can be tailored to suit your lifestyle.

## Redbridge

C



## ENTRANCE

**LOUNGE** 13'11" x 11'10" (4.26m x 3.62m)

Open plan lounge. Radiator.

**KITCHEN** 9'1" x 8'7" (2.78m x 2.63m)

Open plan kitchen. Range of wall and base units. Gas cooker with built in oven. Single bowl drainer sink unit.

**BEDROOM ONE** 11'2" x 9'10" (3.41m x 3.02m)

Double glazed window to side. Radiator.

**EN-SUITE** 7'10" x 3'7" (2.39m x 1.11m)

Shower cubicle, wash hand basin and low flush w.c.

**BEDROOM TWO** 10'1" x 8'7" (3.09m x 2.64m)

Double glazed window to side. Radiator.

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

Panelled bath, wash hand basin and low flush w.c.

## EXTERIOR

Parking for one car via permit.

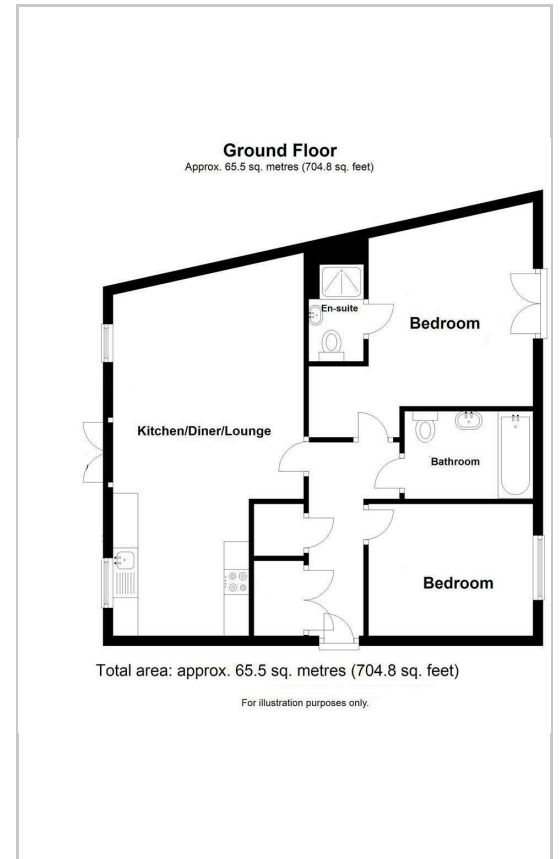
## AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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	

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