



Piper Way

, Ilford, IG1 4DE

Guide Price £275,000

Redbridge

C



GUIDE PRICE-£275,000-£300,000

Sandra Davidson are pleased to present this charming flat (second floor) located on Piper Way in the sought-after area of Ilford. This delightful flat boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day. With two cosy bedrooms and two bathrooms, this property offers comfort and convenience for you and your family.

Situated in a prime location, this flat comes with the added bonus of a parking space for one car, ensuring you never have to worry about finding a spot after a busy day out. With approximately 979 years remaining on the lease, this property offers long-term security and peace of mind.

Conveniently located close to public transport links, commuting to work or exploring the city couldn't be easier. Whether you're looking for a new home or a savvy investment opportunity, this property has it all. Don't miss out on the chance to make this wonderful flat your own in the vibrant town of Ilford.



ENTRANCE

2nd Floor

LOUNGE 14'8" x 11'7" (4.49m x 3.54m)

Double glazed window to side. Carpeted flooring. Radiator.

KITCHEN 11'7" x 5'9" (3.54m x 1.76m)

Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Plumbing for washing machine.

BEDROOM ONE 11'10" x 10'2" (3.61m x 3.11m)

Double glazed window to side. Carpeted flooring. Radiator.

EN-SUITE 7'1" x 5'2" (2.16m x 1.59m)

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

BEDROOM TWO 10'4" x 7'3" (3.16m x 2.21m)

Double glazed window to side. Carpeted flooring. Radiator.

BATHROOM 7'4" x 6'3" (2.26m x 1.91m)

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

EXTERIOR

Parking for one car.

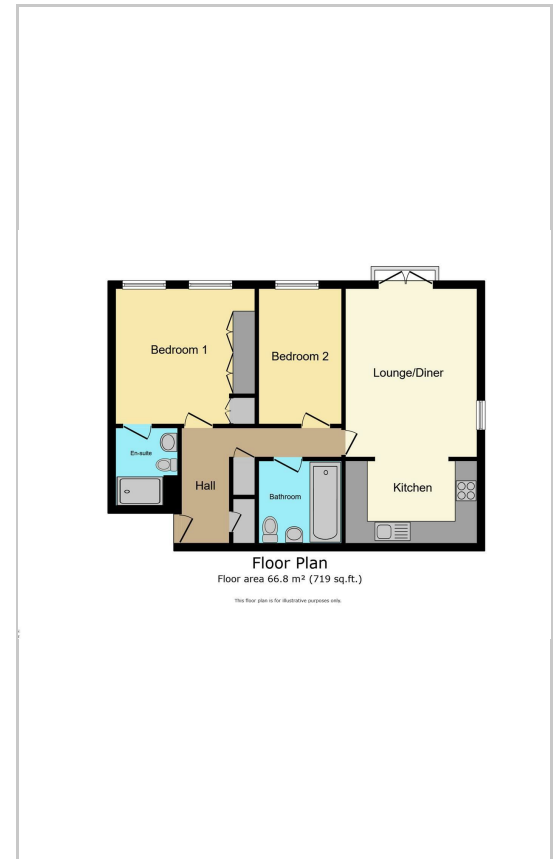
AGENTS NOTE

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		82	82
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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