



Westside Apartments, 69 Roden Street, Ilford, IG1 2AQ

Offers In Excess Of £260,000





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Ilford, IG1 2AQ

- EPC - C
- LIFT
- £0 GROUND RENT
- WALKING DISTANCE TO ILFORD STATION
- FORTH FLOOR
- TWO DOUBLE BEDROOMS
- SINKING FUND FOR FUTURE WORKS
- GREAT FOR PROFESSIONAL

Welcome to this charming two-bedroom flat located on Roden Street in the vibrant area of Ilford. Situated on the fourth floor of a purpose-built building completed in 2007, this property offers a modern living experience in a convenient location. Spanning approximately 700 square feet, the flat features an open-plan living space that seamlessly combines the kitchen and lounge, creating an inviting atmosphere perfect for both relaxation and entertaining.

The flat boasts two generously sized double bedrooms, providing ample space for comfortable living. Natural light floods the rooms, enhancing the overall warmth and appeal of the home. The contemporary design and thoughtful layout make it an ideal choice for young professionals, couples, or small families.

One of the standout features of this property is its proximity to Ilford Station, which is just a short walk away. This offers excellent transport links via the Elizabeth Line, making commuting to central London and beyond both quick and convenient.

In summary, this delightful flat on Roden Street presents a fantastic opportunity for those seeking a modern home in a well-connected area. With its spacious living areas, two double bedrooms, and prime location, it is sure to attract interest from a variety of buyers or renters. Don't miss the chance to make this lovely flat your new home.



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COMMUNAL ENTRANCE

ENTRANCE TO FLAT

OPEN PLAN KITCHEN - LIVING ROOM

24'0" x 11'1" (7.32m x 3.39m)

BEDROOM ONE

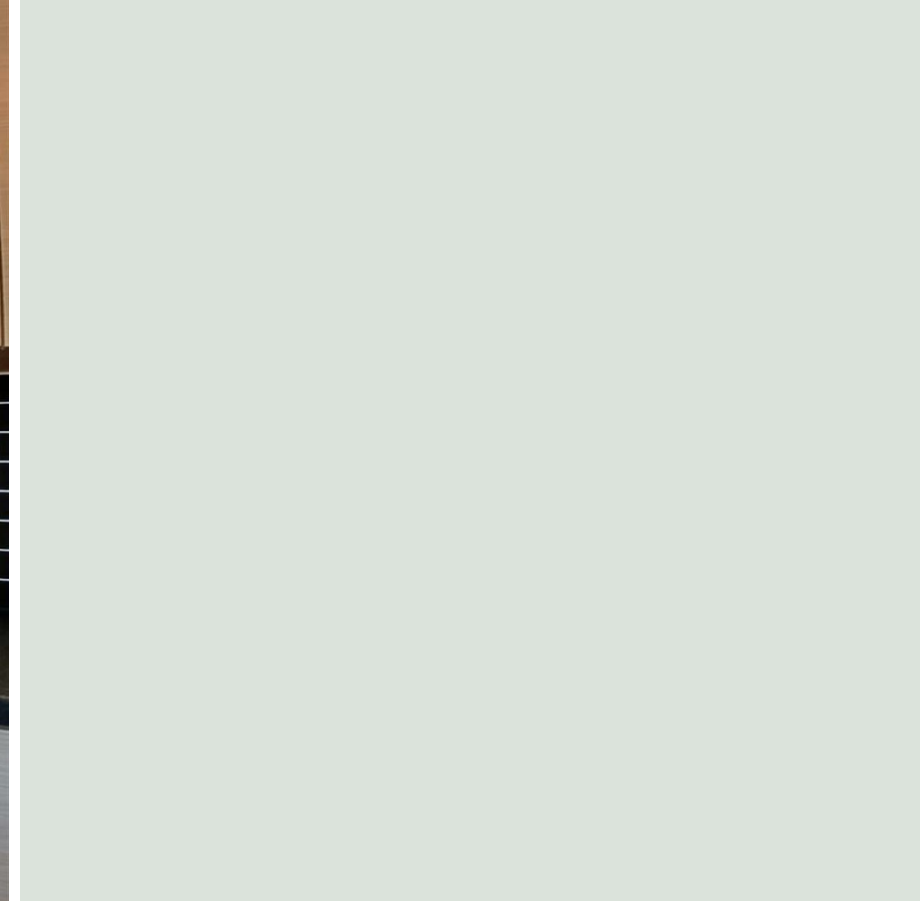
14'11" x 8'7" (4.55m x 2.63m)

BEDROOM TWO

13'9" x 8'9" (4.21m x 2.68m)

BATHROOM

7'4" x 6'3" (2.24m x 1.92m)

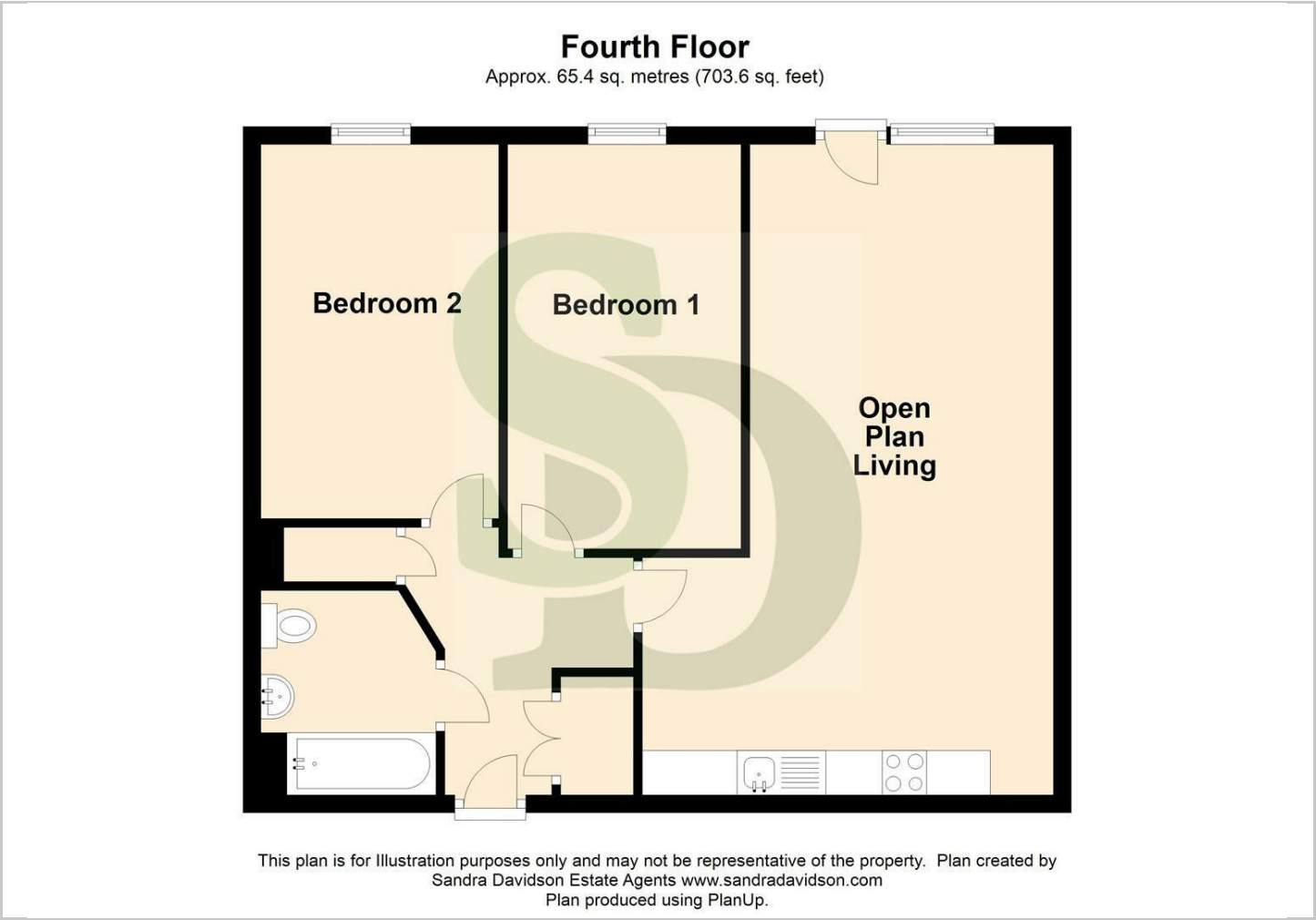


[Directions](#)





Floor Plans



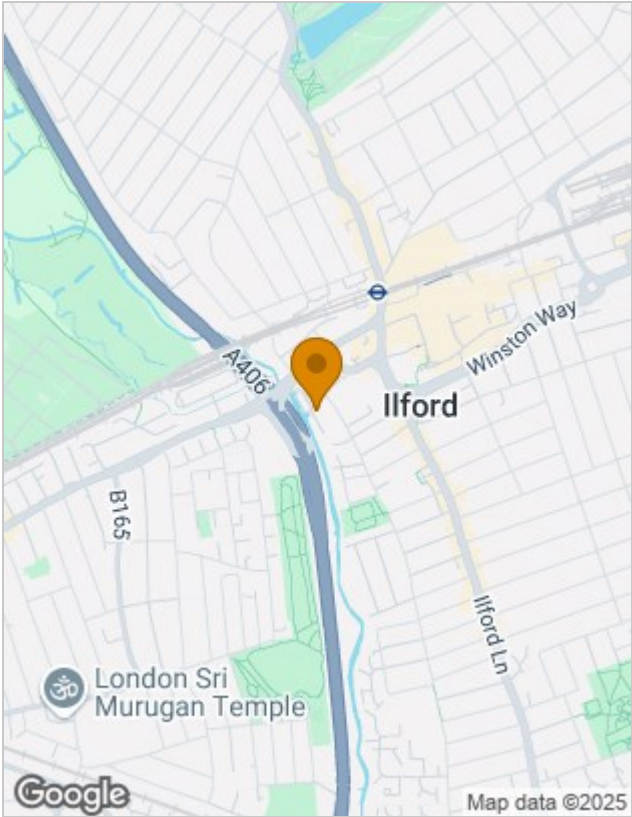
Viewing

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

