



**Green Lane**

, Ilford, IG3 9RH

**Offers In Excess Of £250,000**

We have EWS1 certificate -

Nestled in the desirable area of Green Lane, Ilford, this charming two-bedroom first-floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 657 square feet, the property is situated within a secure gated development, ensuring both privacy and peace of mind.

Built in 2007, this well-maintained flat is in good condition, making it an ideal choice for first-time buyers or savvy investors looking to expand their portfolio. The layout features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The two bedrooms are generously sized, offering ample room for personalisation and comfort. The flat also includes a well-appointed bathroom, catering to all your essential needs.

One of the standout features of this property is its prime location. It is conveniently situated within walking distance of Goodmayes Station, providing excellent transport links for commuters. Additionally, families will

**Redbridge**

**C**



COMMUNAL ENTRANCE

Lift or stair to first floor.

ENTRANCE TO FLAT

KITCHEN/LIVING ROOM 15'4" x 13'7" (4.69m x 4.15m)

Range of wall and base units. Electric hob. Oven. Space for washing machine and fridge - freezer. Juliette balcony.

BEDROOM ONE 12'6" x 9'10".9'10" (3.83m x 3..03m)

Double glazed window. Carpeted flooring. Built in wardrobe.

BEDROOM TWO 13'6" x 8'0" (4.12m x 2.44m)

Double glazed window. Carpeted flooring. Built in wardrobe.

BATHROOM 7'2" x 6'11" (2.20m x 2.11m)

PARKING

Parking for one car

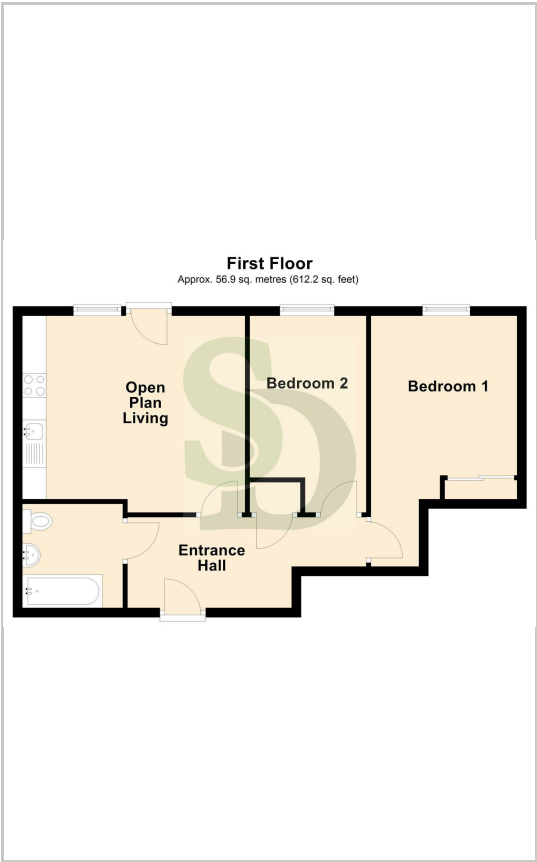
AGENTS NOTE

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

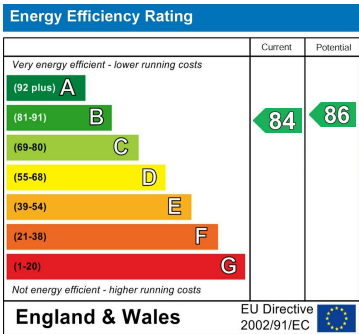
Area Map



Floor Plans



Energy Efficiency Graph



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