



Elgin Road, Ilford, IG3 8LN

£375,000





Elgin Road

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- EPC - D
- OFF STREET PARKING
- 121 YEARS LEASE
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- DOUBLE GLAZED WINDOW
- POTENTIAL FOR LOFT EXTENSION

Nestled on the desirable Elgin Road in Ilford, this charming first-floor flat offers a delightful living experience. With two spacious double bedrooms, this property is perfect for small families, couples, or individuals seeking extra space. The well-proportioned reception room provides a welcoming area for relaxation and entertainment, while the modern bathroom ensures comfort and convenience.

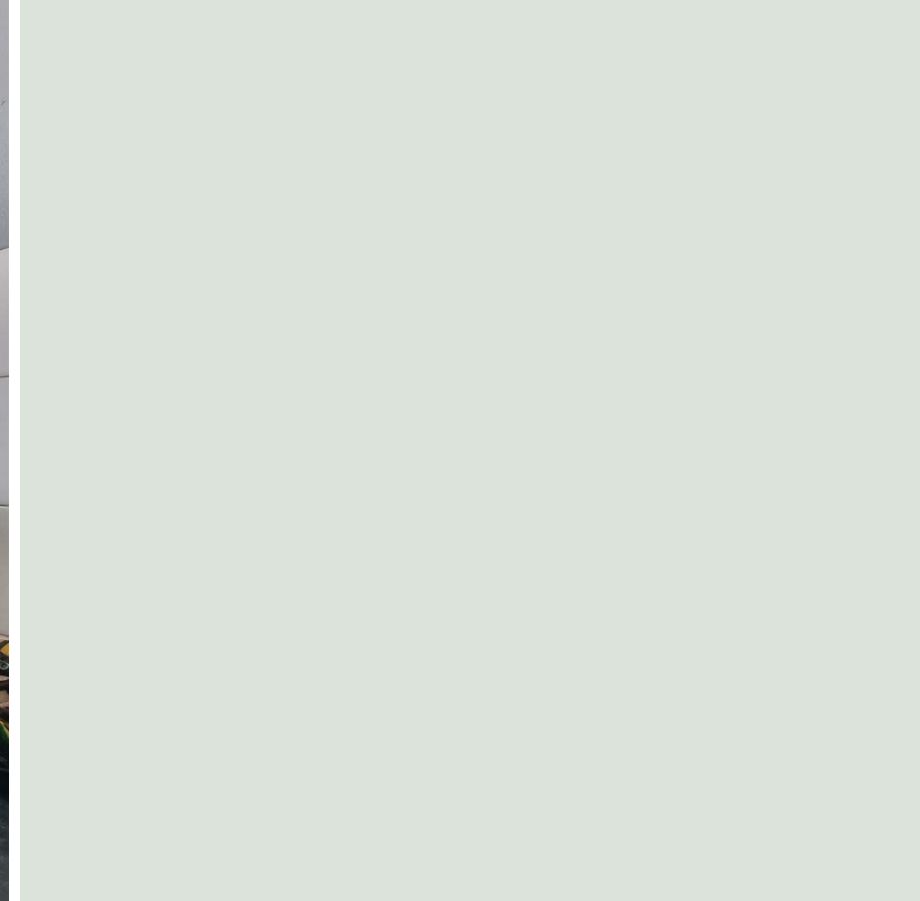
The flat benefits from gas central heating and double-glazed windows, ensuring a warm and energy-efficient environment throughout the year. Additionally, the property boasts off-street parking for one vehicle, a valuable feature in this bustling area.

One of the standout aspects of this flat is its potential for a loft dormer, allowing for further expansion and personalisation to suit your needs. The location is particularly advantageous, as it is within walking distance to Seven Kings Station, providing excellent transport links to London and beyond.

This property presents an excellent opportunity for those looking to invest in a well-located flat with the potential for future enhancements. Whether you are a first-time buyer or seeking a rental investment, this flat on Elgin Road is certainly worth considering.



COMMUNAL ENTRANCE	
ENTRANCE TO FLAT	
STAIRS TO FIRST FLOOR	
RECEPTION ROOM	
	16'2" x 15'0" into bay (4.94m x 4.58m into bay)
KITCHEN	11'3" 5'10" (3.43m 1.79m)
BEDROOM ONE	
	15'0" into bay x 11'4" (4.59m into bay x 3.46m)
BEDROOM TWO	11'5" x 10'4" (3.49m x 3.17m)
BATHROOM	8'0" x 4'11" (2.45m x 1.51m)
PARKING	
AGENTS NOTE	

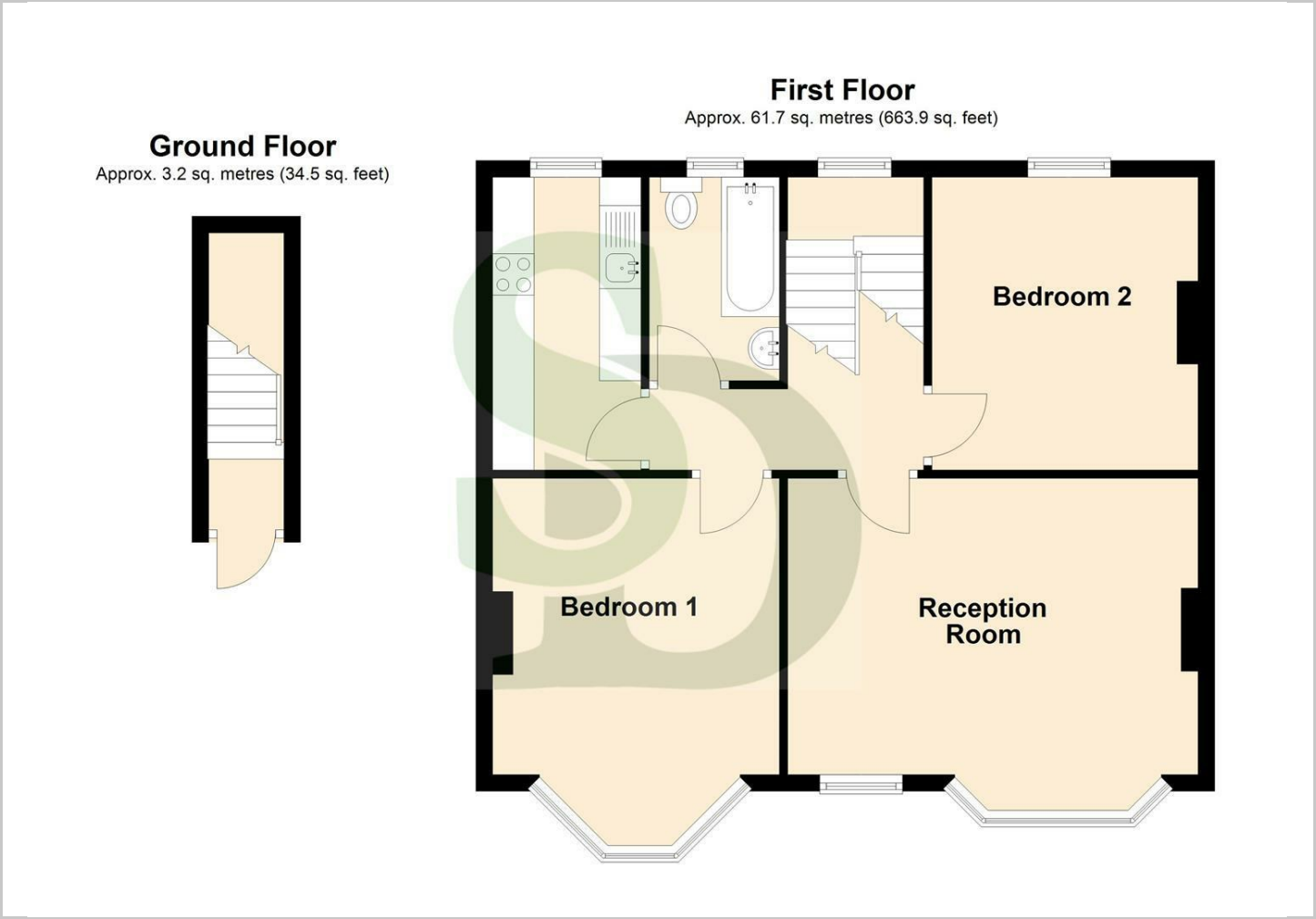


Directions





Floor Plans



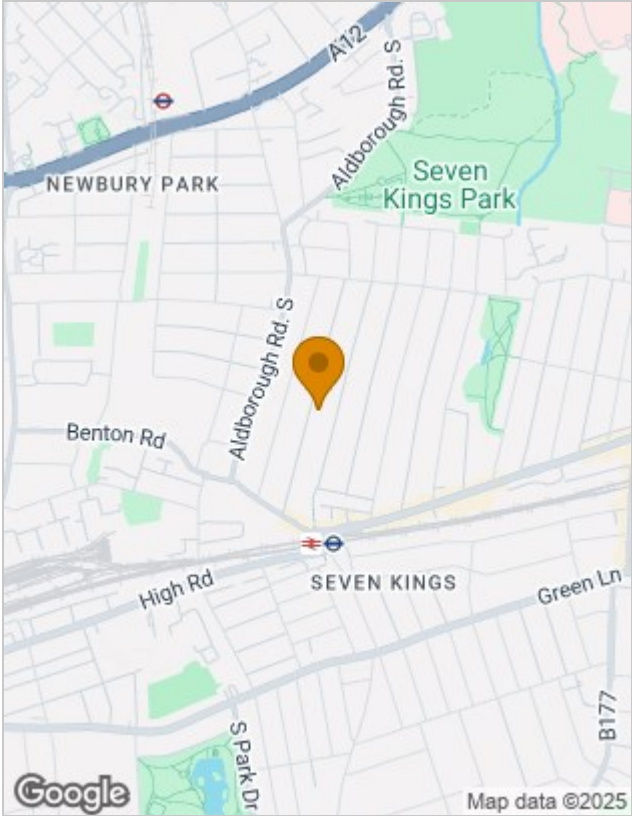
Viewing

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

