

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Thomas Court

New Mossford Way, IG6 1FJ

£375,000



Nestled in the highly desirable area of Barkingside, Ilford, this charming two-bedroom flat on New Mossford Way presents an excellent opportunity for both first-time buyers and savvy investors. Spanning an impressive 706 square feet, this purpose-built third-floor residence boasts a well-designed layout that maximises space and comfort.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The flat features two generously sized bedrooms, providing ample space for rest and privacy. With two bathrooms, convenience is at your fingertips, making morning routines a breeze.

One of the standout features of this property is the delightful balcony, where you can enjoy fresh air and views of the surrounding area. Additionally, the flat comes with the added benefit of parking, a rare find in such a sought-after location.

The property is ideally situated, offering easy access to Barkingside Station, which connects you to central London and beyond. Local amenities, including shops, restaurants, and parks, are just a stone's throw away,



Entrance Hall

Living Room 13'7 x 12'0 (4.14m x 3.66m )

Kitchen 12'0 x 8'2 (3.66m x 2.49m)

Bedroom One 12'1 x 11'2 (3.68m x 3.40m)

Bedroom Two 12'1 x 11'2 (3.68m x 3.40m)

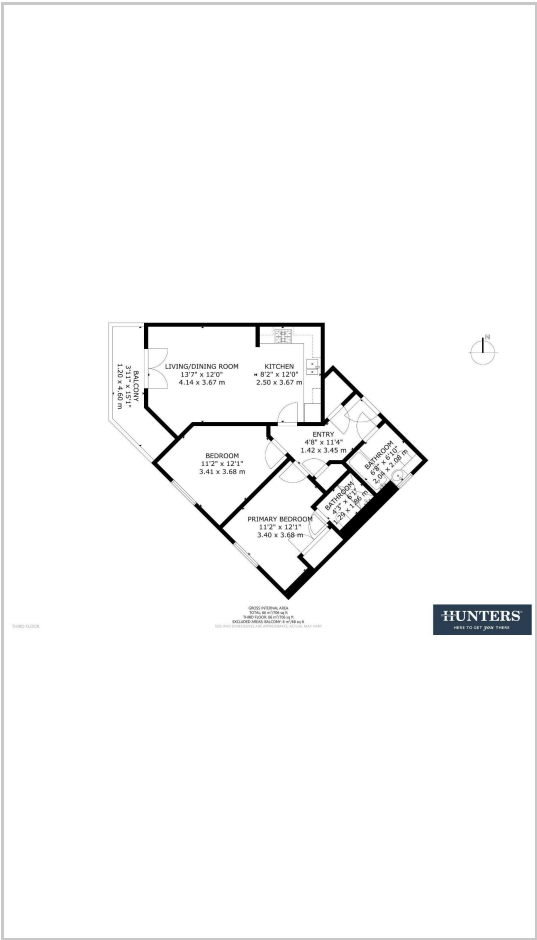
Bathroom 6'10 x 6'8 (2.08m x 2.03m )

Bathroom 6'1 x 4'3 (1.85m x 1.30m)

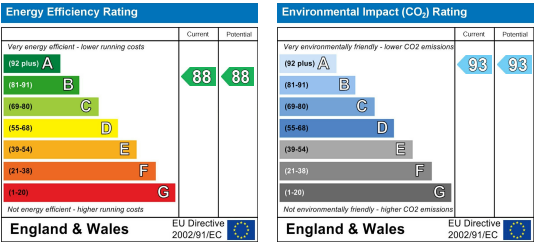
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.