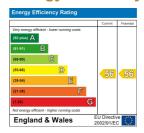




## Floor Plan Area Map



## **Energy Efficiency Graph**



## Viewing

Please contact our Letting International LTD Office on 02085549999 if you wish to arrange a viewing appointment for this property or require further information.

Close to Station

Partly Furnished

Kitchen/Reception Open = EPC D Plan



Nestled on the charming Ashgrove Road in Ilford, this delightful top floor flat offers a perfect blend of comfort and convenience. Ideal for those seeking a cosy living space, this property is available for immediate occupancy, making it an excellent choice for anyone looking to settle in quickly.

The flat is situated in a prime location, just a short stroll from the local station, ensuring easy access to public transport and the wider area. This makes it particularly appealing for commuters or those who enjoy the vibrancy of city life while still appreciating the tranquillity of a residential neighbourhood.

As you step into this inviting flat, you will find a warm and welcoming atmosphere that makes it feel like home. The top floor position not only provides a sense of privacy but also allows for lovely views and an abundance of natural light, creating a bright and airy environment.

Whether you are a young professional, a couple, or someone looking to downsize, this cosy flat on Ashgrove Road is sure to meet your needs. With its convenient location and charming features, it presents a wonderful opportunity for comfortable living in llford. Do not miss the chance to make this delightful property your new home.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.