



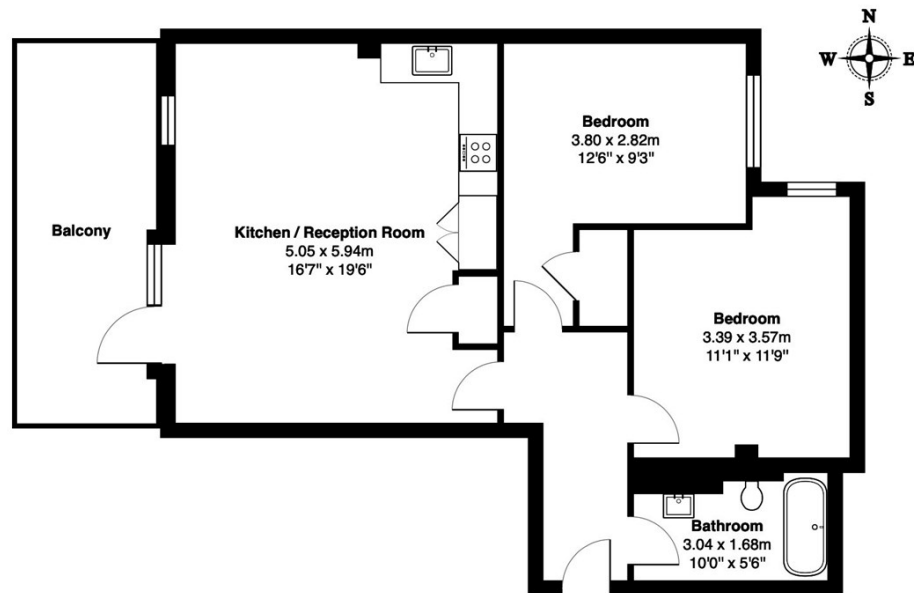
10 WYCLIFFE HOUSE 245-247 CRANBROOK ILFORD, IG1 4TD

£385,000
LEASEHOLD

A Stunning two double bedroom luxury apartment, located in this modern development in the heart of Ilford. The property comprises two double bedrooms, an open plan kitchen/living area leading to a full width private balcony, pantry/storage cupboard and a modern tiled bathroom suite.

Wycliffe House is a home unlike any other. Originally built in 1907 as a church and now transformed into a collection of exclusive apartments, this stunning landmark combines one-of-a-kind period features with contemporary interior design and luxurious finishing touches, listed below

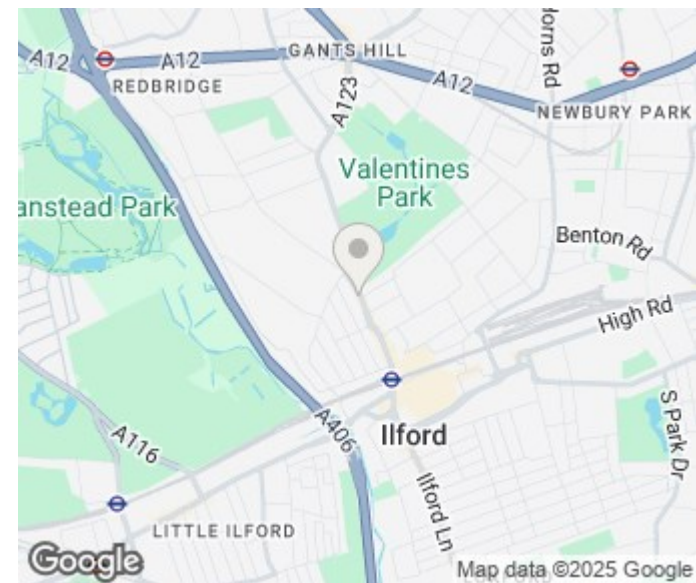
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First Floor

Total Area: 70.6 m² ... 760 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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