



FLAT 19 THE ICON BUILDING

ILFORD, IG1 2FB

£347,000
LEASEHOLD

This 5th floor apartment presents a unique opportunity to acquire a modern apartment that perfectly balances comfort and convenience. This stylish residence boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals.

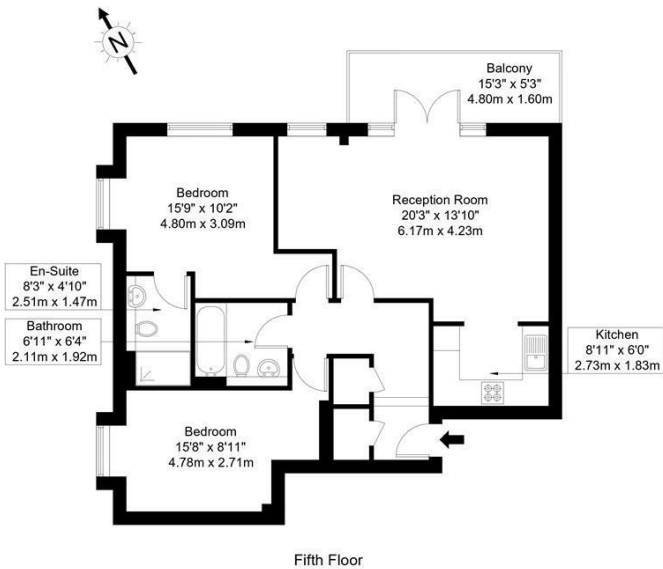
Upon entering the apartment, you are greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. This versatile space is perfect for both relaxation and entertaining guests, offering ample room for furnishings and personal touches. The contemporary design is complemented by high-quality finishes, ensuring a sophisticated living experience. The property also features two bathrooms, providing added convenience and privacy for residents and visitors alike. This thoughtful layout is particularly advantageous for busy households, allowing for a seamless morning routine.

The Icon Building is situated in a prime Ilford location, just 0.1 miles away from Ilford Train Station, providing quick access to the City of London, Canary Wharf and beyond. On offer there are several building amenities, including an on-site concierge service.

DouglasPryce

Ilford Hill, IG1 2FB

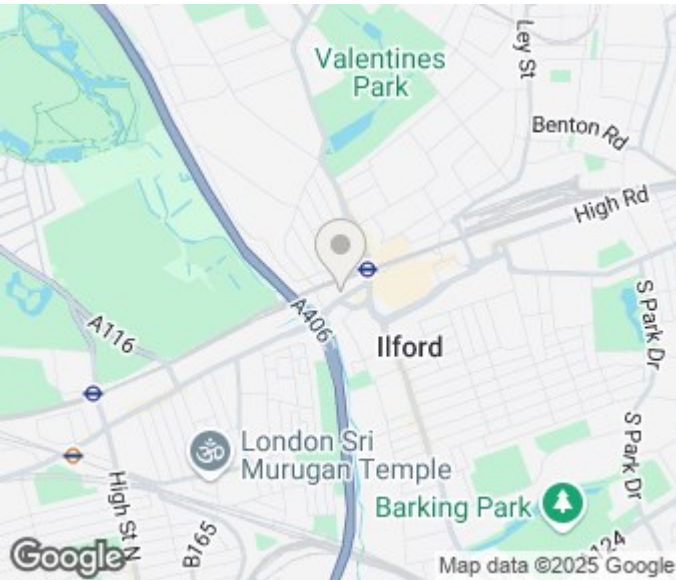
Approx Gross Internal Area = 72.60 sq m / 781 sq ft
Balcony = 7.68 sq m / 83 sq ft
Total = 80.28 sq m / 864 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Sales
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce