



Offers invited £350,000

TENURE : LEASEHOLD

Heathside Close, IG2 7PD

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

Cranbrook Lettings Ltd
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 Website: <https://cranbrooklettings.com/>

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Welcome to this stunning Two-bedroom, Two-bathroom apartment situated in Heathside Close, Ilford. Boasting spacious interiors, a fully fitted kitchen, and stunning views, this home is perfect for First time buyers or Investors. With excellent transport links, local amenities, and vibrant surroundings, this is urban living at its finest!

Property Highlights:

- Two well-sized bedrooms with ample natural light
- Two modern bathrooms
- Bright and airy living room – perfect for relaxing & entertaining
- A contemporary kitchen
- Two Bedroom Top Floor Apartment
- No onward Chain
- Allocated Car parking
- Long lease
- Walking distance to Newbury Park Stations (Central Line)
- Close to local schools, parks & amenities

Council Tax Band: C, EPC band : C .

This apartment is located on the second floor with ground floor communal gardens, disposal store room and inner bike store. The apartment is spacious boasting a large entrance hallway with ample storage. The open plan reception has a separate kitchen area and windows attracting a lot of natural light. Two spacious bedrooms with two half tiled bathrooms. The apartment has double glazed windows with boiler system supply gas central heating.

Living Room – 4.5m x 3.2m (14'7 x 10'5)

Kitchen – 3.4m x 1.9m (11'1 x 6'4)

Bedroom – 4.2m x 2.7m (13'8 x 8'9)

En-Suite – 2.2m x 1.7m (7'2 x 5'7)

Bedroom – 3.4m x 2.6m (11'x 8'7)

Bathroom - 3.1m x 1.9m (10'3 x 6'4)

Located in a quiet residential area, this property offers a peaceful setting while being conveniently close to Ilford's vibrant shopping areas and excellent transport connections.

Don't miss out! Contact Cranbrook Lettings today to arrange a viewing.

[360 Virtual Tour](#)

DISCLAIMER:

Cranbrook Lettings is the sellers agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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