



BOWDEN  
BRADLEY



88 Genas Close

, Ilford, IG6 2PL

Offers in excess of £270,000





## 88 Genas Close

, Ilford, IG6 2PL

**\*\* Option For 35% Shared Ownership £94,500 \*\***

Welcome to this exquisite one-bedroom apartment located on Genas Close in Ilford. This property is presented in excellent condition and features large bay windows that allow an abundance of natural light to fill the rooms, creating a warm and inviting atmosphere.

The apartment boasts a stylish kitchen that seamlessly integrates with an open-plan lounge and dining area, making it an ideal space for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and comfort, ensuring that you feel right at home from the moment you step inside.

One of the standout features of this property is the allocated parking space, providing convenience and ease for residents. Additionally, Genas Close is perfectly situated adjacent to Claybury Park, offering a delightful blend of urban living with the tranquillity of nature right on your doorstep. This location is perfect for those who appreciate the balance of city life and the serenity of green spaces.

This property presents a fantastic opportunity for potential buyers, with the option to purchase at full value or consider a 35% shared ownership scheme. Do not miss the chance to make this charming apartment your new home. Whether you are a first-time buyer or looking to invest, this property is sure to impress.

Shared Ownership:

Percentage for sale: 35% (£94,500)

Rent: £455.55 p/m

Service charge: £89.72 p/m

Bowden Bradley Estate Agents are the seller's 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.

### Externals

#### Living Room

23'0" x 13'5" (7.03 x 4.11)

#### Hallway

#### Bedroom

12'0" x 11'1" (3.68 x 3.40)

#### Kitchen

8'0" x 7'4" (2.46 x 2.24)

#### Bathroom

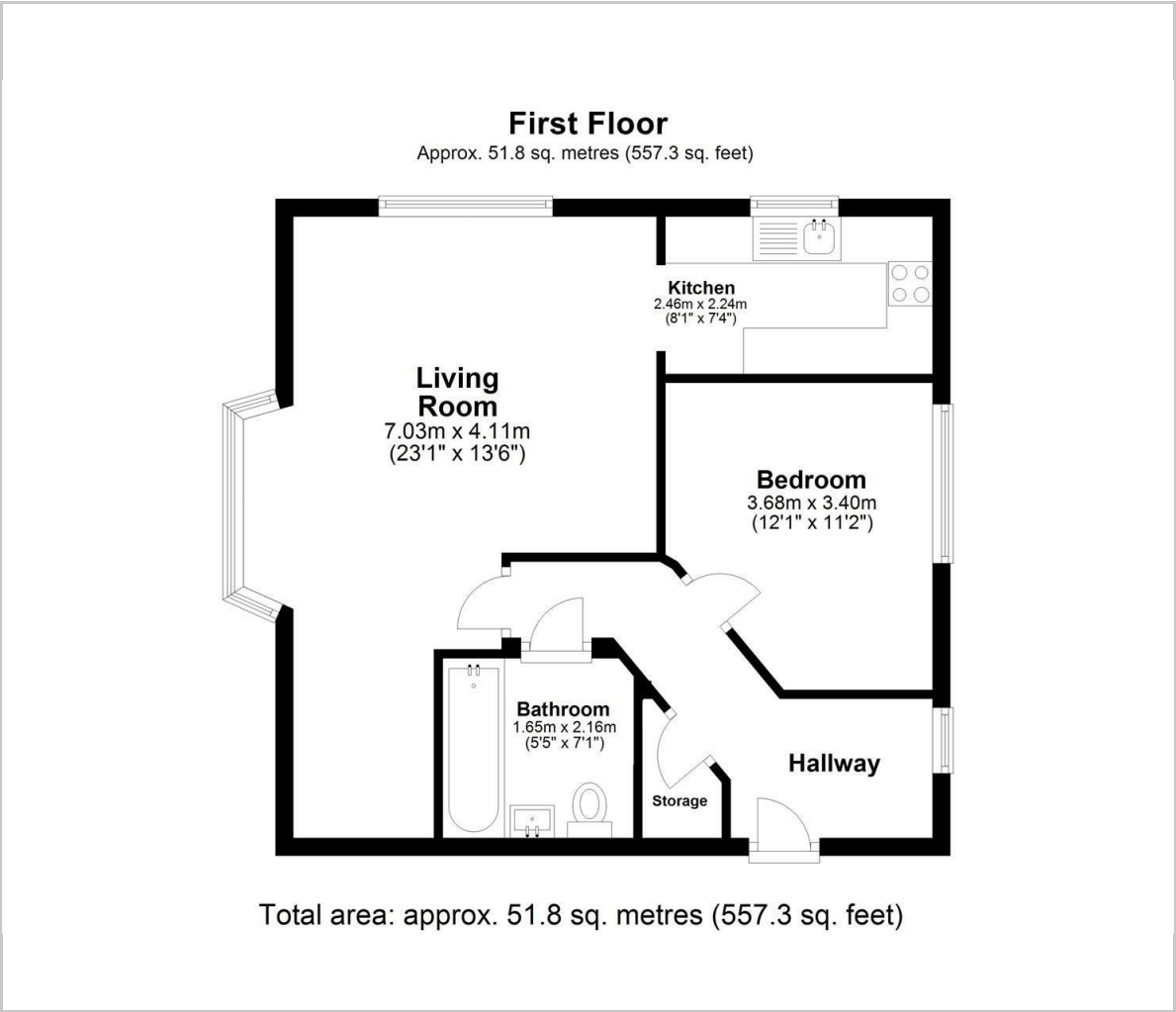
5'4" x 7'1" (1.65 x 2.16)







Floor Plan



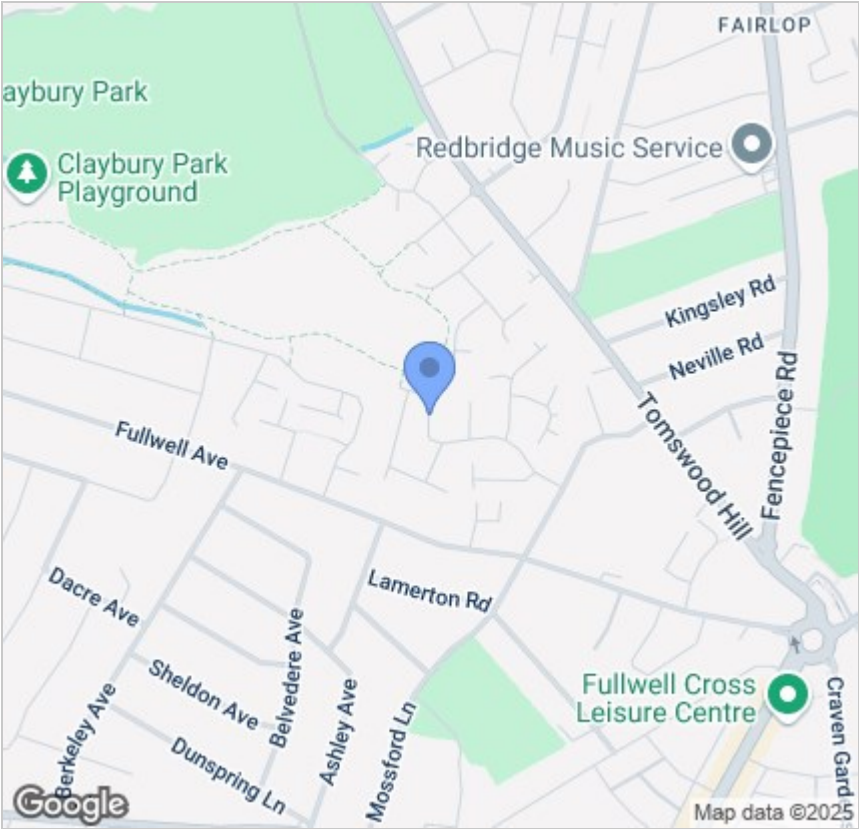
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

