



BOWDEN
BRADLEY



245 Cranbrook Road
, Ilford, IG1 4TD

Offers over £475,000



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Wycliffe House in Ilford, this exquisite three-bedroom apartment is a remarkable church conversion that seamlessly blends historical charm with modern living. The property is in excellent condition throughout, offering a stylish and comfortable home for families or professionals alike.

As you enter, you will be greeted by high ceilings that create a sense of space and light, enhancing the open-plan layout of the living area. This design not only promotes a welcoming atmosphere but also allows for easy entertaining and family gatherings. The apartment boasts two well-appointed bathrooms, ensuring convenience for all residents.

One of the standout features of this property is the private garden and courtyard, providing a serene outdoor space to relax and unwind. Surrounded by the lush greenery of Valentines Park, which is just a stone's throw away, and Wanstead Park, a mere ten-minute walk, nature lovers will find themselves in paradise.

For those who commute, the Ilford Elizabeth line station is conveniently located just a seven-minute walk from your doorstep, offering excellent transport links to central London and beyond. The gated parking adds an extra layer of security and convenience, making this apartment an ideal choice for those seeking a blend of urban living and tranquil surroundings.

In summary, this stunning three-bedroom apartment on Cranbrook Road is a rare find, combining modern amenities with the beauty of its historical roots. With its prime location, excellent condition, and proximity to beautiful parks, it presents an exceptional opportunity for anyone looking for a new home.

Lease Remaining: 117 Years
Annual Service charge: £1740
Annual Ground rent: £300

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.

Front

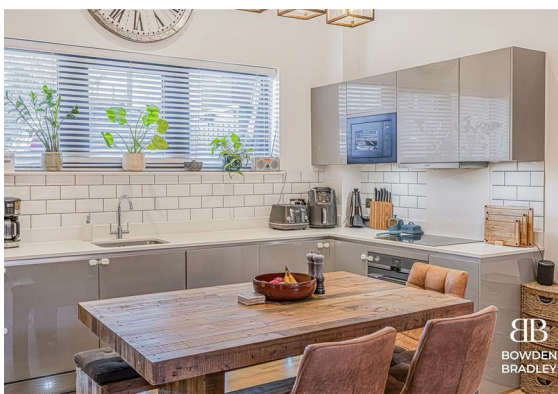
Hallway

Living Room/Kitchen
14'3" x 25'9" (4.35 x 7.87)

Bathroom
5'8" x 10'1" (1.74 x 3.09)

Bedroom
12'7" x 10'4" (3.86 x 3.17)

Bedroom
8'1" x 9'0" (2.47 x 2.75)

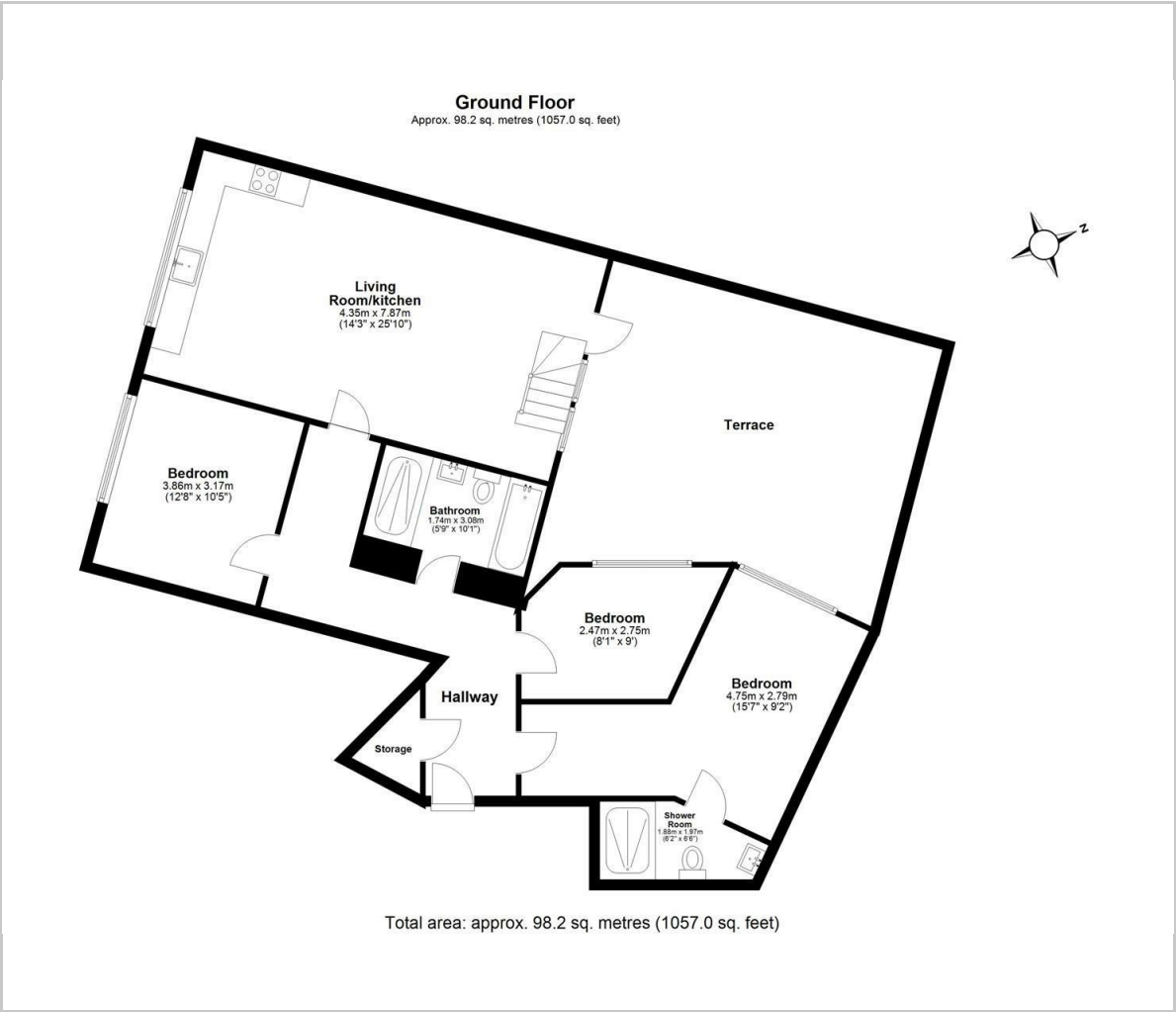




Bedroom
15'7" x 9'1" (4.75 x 2.79)
Shower Room
6'2" x 6'5" (1.88 x 1.97)
Garden



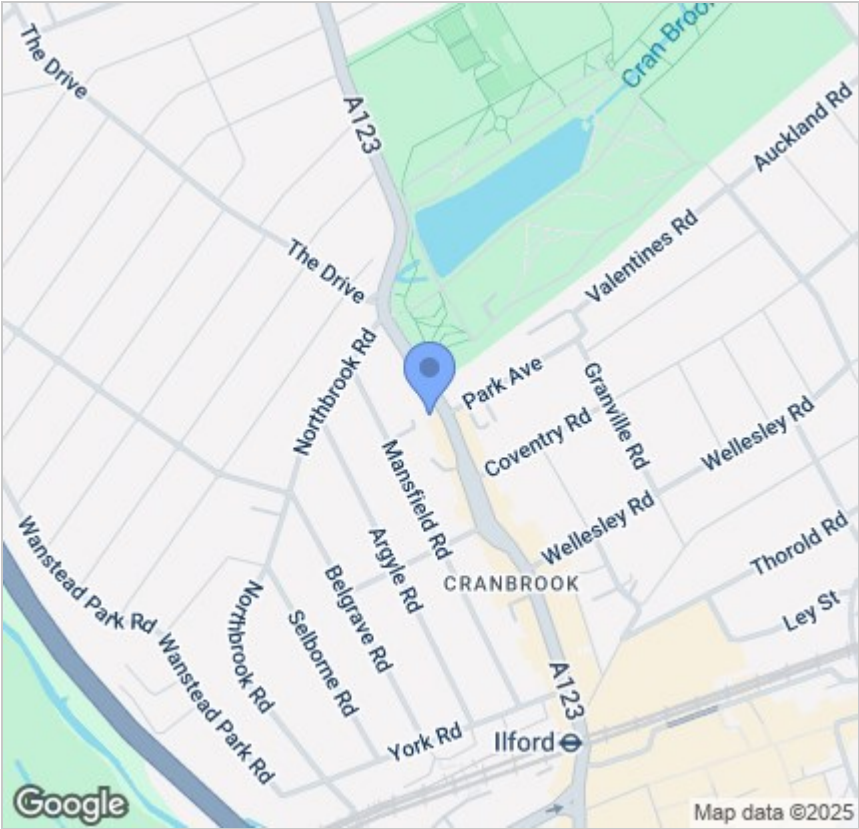
Floor Plan



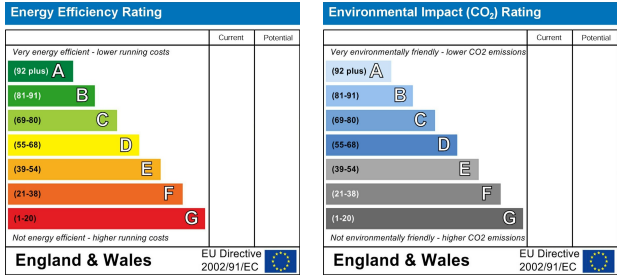
Viewing

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.

Area Map



Energy Efficiency Graph



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