



BOWDEN
BRADLEY



15 Wycliffe House Cranbrook Road
, Ilford, IG1 4TF

Price £300,000



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This exquisite high specification studio flat is a remarkable find, set within a gated development that ensures both security and tranquillity. The property boasts a spacious open-plan layout, accentuated by high ceilings that create an airy and inviting atmosphere.

This charming flat features a well-appointed reception room that seamlessly integrates with the modern kitchen area, making it perfect for both relaxation and entertaining. The bedroom area is thoughtfully designed to maximise space and comfort, while the bathroom is finished to a high standard, ensuring a delightful experience for residents.

One of the standout features of this property is the large private balcony, which offers a serene outdoor space to unwind and enjoy the fresh air. The flat is in excellent condition throughout, allowing you to move in with ease and start enjoying your new home immediately.

Situated just a stone's throw from Valentines Park, this location provides a perfect blend of nature and urban living. The park is ideal for leisurely strolls, picnics, or simply enjoying the beauty of the outdoors. Additionally, a variety of shops are conveniently located nearby, catering to all your daily needs.

This studio flat is an ideal choice for individuals or couples seeking a stylish and comfortable living space in a vibrant area. With its unique charm and prime location, it presents an excellent opportunity for those looking to embrace a modern lifestyle in Ilford.

Lease remaining: 117 Years
Annual Service charge: £980
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. Please inform us if you become aware of any information being inaccurate.

Front

Bedroom
9'3" x 12'2" (2.82 x 3.71)

Living Room/Kitchen
10'7" x 22'4" (3.23 x 6.83)

Bathroom
7'10" x 8'11" (2.41 x 2.74)

Balcony





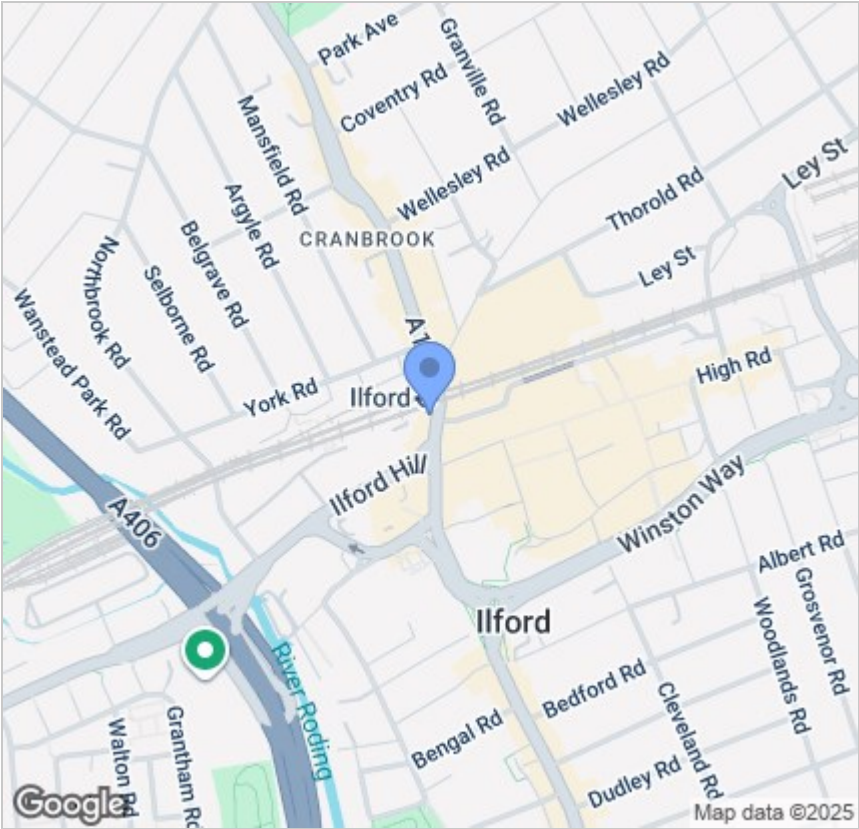
Floor Plan



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



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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