

## Flat 3, 7 Aberdour Road, Ilford – IG3 9SA

£350,000 Leasehold

Close to Goodmayes Station (Elizabeth Line) • Large 2 Bedroom First Floor Flat • Victorian Style Property with High Ceilings • Own Section of the Garden • Ready to Move In • Close to Goodmayes Park • Off Street Parking • No Onward Chain • Private garden • open plan living area • modern kitchen with integrated appliances • large windows with ample natural light • large outdoor space with landscaping potential



**HIGHCASTLE  
ESTATES**

**020 3411 7753**  
**ilford@hceuk.com**



Spacious two-bedroom Victorian flat near Goodmayes Station. Modern kitchen, period features, off street parking, basement storage. No chain. Close to park, shops, and transport.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

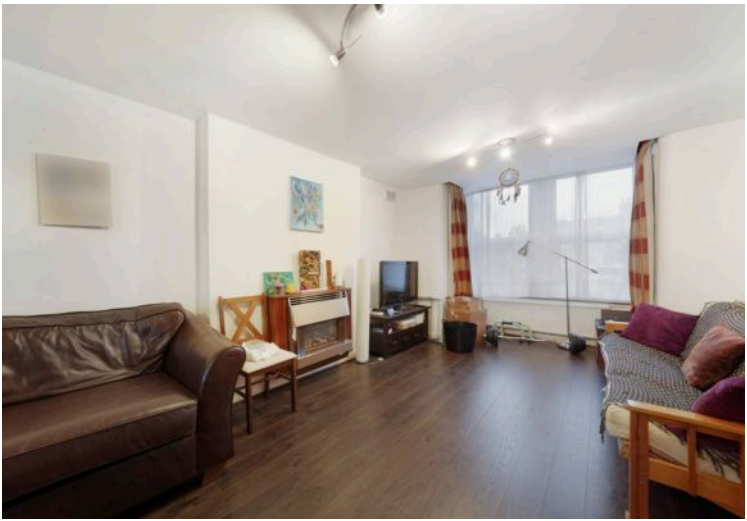
EPC Environmental Impact Rating:



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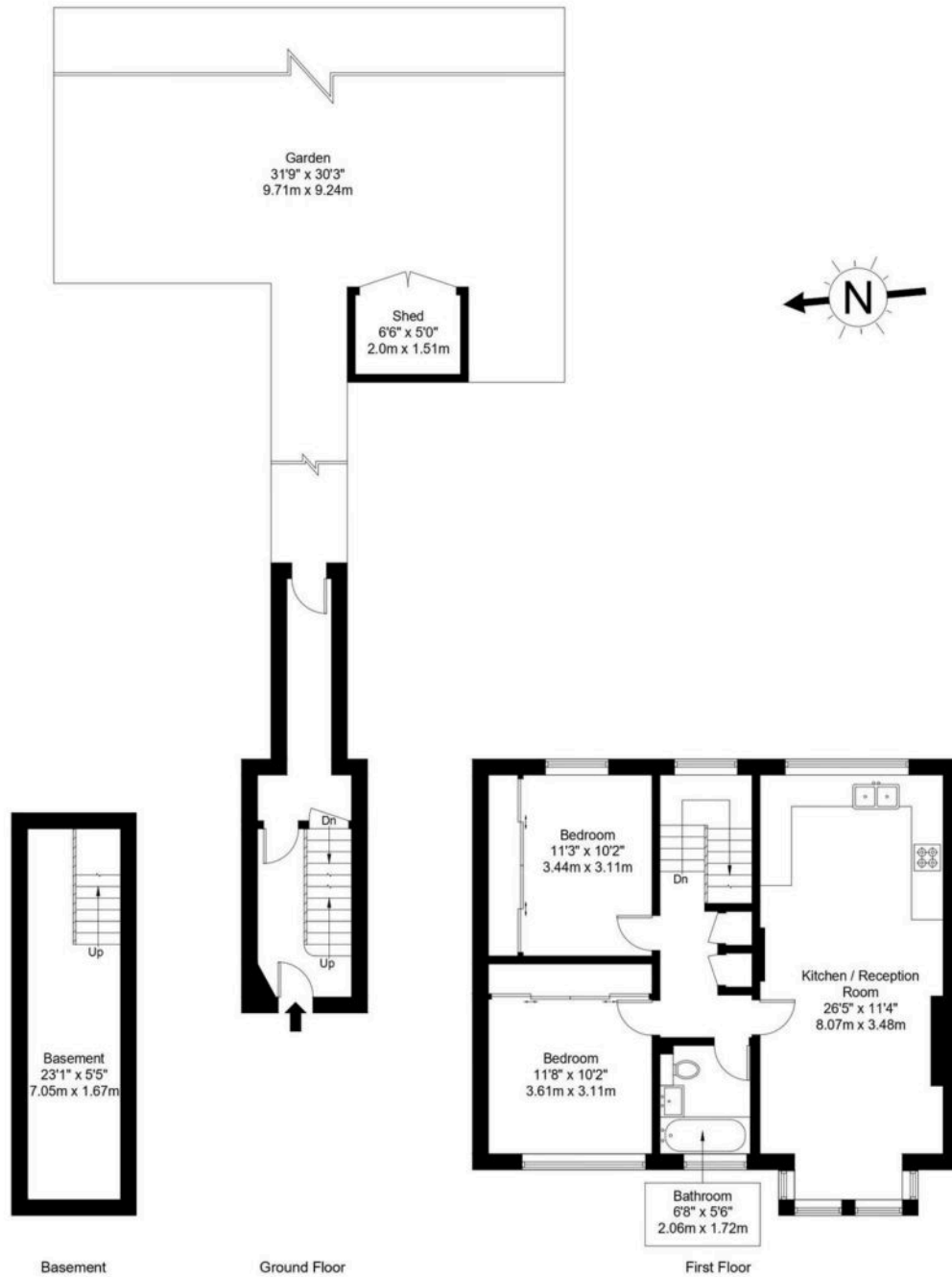






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Approx Gross Internal Area = 87.19 sq m / 939 sq ft



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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