



For Sale

Apartment

High Road | Ilford | IG1

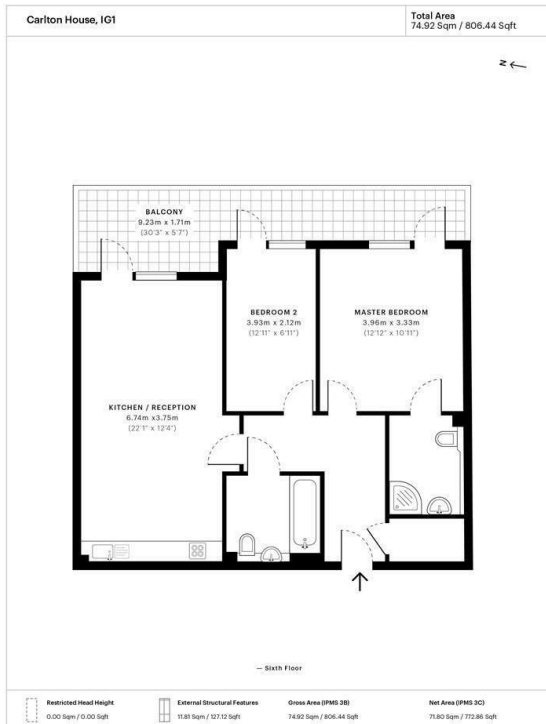
Asking Price £280,000 | Leasehold

1 Reception | 2 Bedroom | 2 Bathroom

- Modern Development
- Two Bedrooms Apartment
- Open Plan Kitchen
- Communal Garden Area on the 2nd Floor
- Ideal buy to let | Rental yield 7%
- Lift Available
- Leasehold | Chain free
- 5 min. Walking Distance To Seven Kings Station
- EPC | B

FREEDOM TO MOVE





Spec Floor plan captured for Martin & Co, Stratford on 20/08/2018 using 150,014,349 laser scan points, according to v1.3.0m. Produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards, incorporating International Property Measurement Standard (IPMS). If you intend to rely on any measurement in a transaction you should perform your own checks. Measurements illustrated only and excluded from all area calculations. See also: www.rics.org.uk/standards/ipms

Restricted Head Height - Limited to one area under 1.0m. External Structural Features - Balconies, terraces or verandas or similar. IPMS 3B - Gross internal area measured from the internal face of external walls, including walls/obstructions and External Structural Features, excluding stairwell area above/below the ground floor. IPMS 3C - Net area of IPMS 3B excluding internal walls/obstructions and stairwell area above/below the ground floor. Total Internal Area - IPMS 3B gross area + stairwell area above/below ground floor of 0.00 Sqm / 0.00 Sqft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks Estate Agents are pleased to present this CHAIN FREE charming apartment located in Carlton House, High Street in the sought-after location. This delightful flat boasts a spacious open plan reception room, perfect for entertaining guests or relaxing after a long day. With two bedrooms and two bathrooms, this property offers comfort and convenience for you and your family.

Situated in a prime location, this flat comes with the added bonus of a parking space for one car, ensuring you never have to worry about finding a spot after a busy day out.

The property is perfect for buy-to-let investors as well as first time buyers. With tenants already in place, the property offers an attractive rental yield of 7% per annum.

The flat is ideally located close to both Ilford and Seven Kings mainline stations, with direct access to the Elizabeth Line.

EPC | B
Leasehold
Chain Free
Council Tax | Redbridge | D

Please call us - 0203 002 6769 to arrange a viewing.



Hawks

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