



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
- Private Parking Slot
- Communal Garden Area on the 2nd Floor
- Lift Available
- Leasehold | Chain free
- 5 min. Walking Distance To Seven Kings Station
- 7th of 9 Floors
- EPC | B

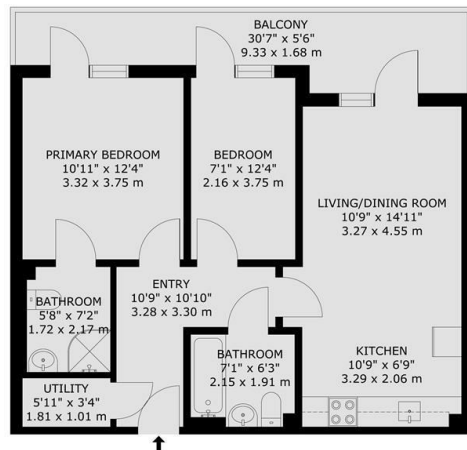
FREEDOM TO MOVE





501-535, High Road, Ilford, IG1 1ZL

GROSS INTERNAL AREA
63 sq m/ 678 sq ft



GROSS INTERNAL AREA (GIA)
63 sq m/ 678 sq ft

TOTAL STORAGE SPACE
0 sq m/ 0 sq ft

EXTERNAL FEATURES
12 sq m/ 130 sq ft

RESTRICTED HEAD HEIGHT
0 sq m/ 0 sq ft

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 delighted to offer this CHAIN FREE and charming 678 sq ft apartment in the Carlton House Development on High Street.

This well-proportioned flat features a spacious open-plan reception area—ideal for entertaining guests or relaxing at the end of the day. The property comprises two generously sized bedrooms and two modern bathrooms, offering both comfort and functionality.

Set in a highly sought-after location, the apartment also benefits from an allocated parking space, providing added convenience for residents.

Whether you're a first-time buyer or a buy-to-let investor, this property presents an excellent opportunity.

Ideally positioned just a short walk from both Ilford and Seven Kings mainline stations, the flat offers direct access to the Elizabeth Line, making commuting into Central London quick and easy.

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

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



Hawks

Hawks
71 - 73 West Ham Lane, London, E15 4PH
T: 0203 002 6769
E: stratford@hawksproperty.com

