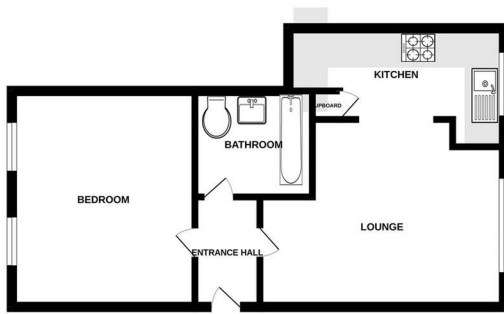




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 422.66 sq. ft. (39.2 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, ceiling and wall area have not been taken and are approximate and are intended to give only a general impression of the property. This plan is for illustrative purposes only and should not be used as a basis for any professional judgement. The images, floorplans and specifications are for illustrative purposes only and are not intended to be used as a basis for any professional judgement.  
Made with Metrean (2023)

GUIDE PRICE £220,000 - £230,000 Situated within the lively neighbourhood of Express Drive, Ilford, this one-bedroom flat boasts a generously sized bedroom, a modern kitchen featuring contemporary appliances, and an open-plan living area seamlessly integrated with the kitchen.

The well-kept bathroom, ample storage solutions, and secure entry systems ensure comfort and peace of mind. Offering easy access to local amenities, schools, transportation, and nearby parks, this urban haven presents an enticing opportunity for individuals or couples seeking stylish and well-connected living in the heart of Ilford.

EPC: C  
COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		75	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- Proximity to Schools
- Quick Commute
- Cultural Hub
- Great Investment Purchase (7% Gross Yield)
- Perfect for first time buyers
- Chain Free