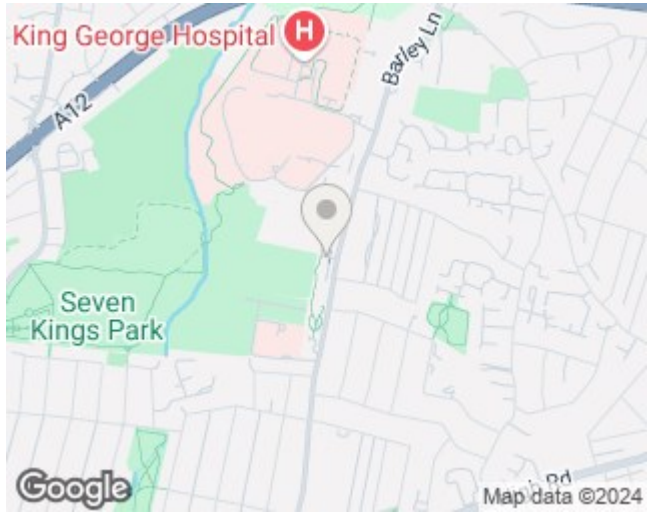


GROUND FLOOR



Information on this plan is for guidance only. It is not intended to be used as a contract. The plan is not to scale and is not a substitute for a professional survey. The plan is not to be used for any other purpose without the prior written consent of Kurtis Property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Kurtis Property are pleased to present this ground floor one bedroom purpose built flat being sold with no onward chain located directly adjacent to Barley Lane. Boasting allocated parking, an open plan lounge/kitchen, bathroom, bedroom and balcony. Conveniently located within close proximity to local amenities, transport links (Goodmayes Elizabeth Line) and minutes from King George Hospital.

Viewings are advised to avoid disappointment.

EPC Rating: C
Council Tax Band: B

Lounge/Kitchen

7.48 max x 3.14 max narrowing to 2.19 (24'6" max x 10'3" max narrowing to 7'2")

Bedroom

3.0 x 2.19 (9'10" x 7'2")

Bathroom

2.10 x 1.72 (6'10" x 5'7")

- ONE DOUBLE BEDROOM GROUND FLOOR FLAT
- CLOSE TO GOODMAYES ELIZABETH LINE
- BALCONY
- ALLOCATED PARKING
- CHAIN FREE!!!
- EPC RATING C
- COUNCIL TAX BAND B
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- CLOSE TO KING GEORGES HOSPITAL
- SECURE ENTRY SYSTEM



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