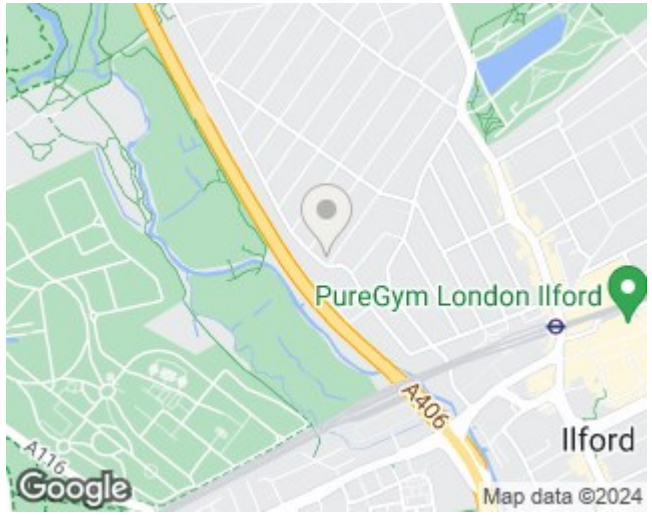


TOTAL FLOOR AREA: 120.54 SQ. METERS (1311.0 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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		82
(69-80) C	69	
(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 proudly present an opportunity to purchase this modern two bedroom first floor maisonette with an asking price of £350,000 located on Empress Avenue, Ilford IG1 - just 0.5 miles from Ilford Elizabeth Line station.

The property boasts an open plan lounge/modern fitted kitchen, large double bedroom, second smaller bedroom and a contemporary bathroom suite.

Benefits include off street parking, gas central heating and double glazed windows.

The property currently has the added benefit of a rental income from the current tenant however if you wish to purchase the property vacant, this can be discussed.

- THROUGH LOUNGE 13'3" x 10'8"
- KITCHEN 10'11" x 10'5"
- BEDROOM 1 11'9" x 10'9",
- BEDROOM 2 11'1" x 5'3",

COUNCIL TAX BAND B
EPC RATING C

- Modern Two Bedroom First Floor Flat
- Large Double Bedroom
- Open Plan Lounge / Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Close to Ilford Elizabeth Line Station
- Off Street Parking
- Gas Central Heating & Double Glazed Windows
- Available Now
- Contact Us Now To Arrange A Viewing



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