

*** GUIDE PRICE £290,000 TO £300,000 ***

Kurtis Property are proud to present an opportunity to purchase this modern two bedroom first floor maisonette, located on Empress Avenue, Ilford IG1 - just 0.5 miles from Ilford Elizabeth Line station.

Boasting 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.

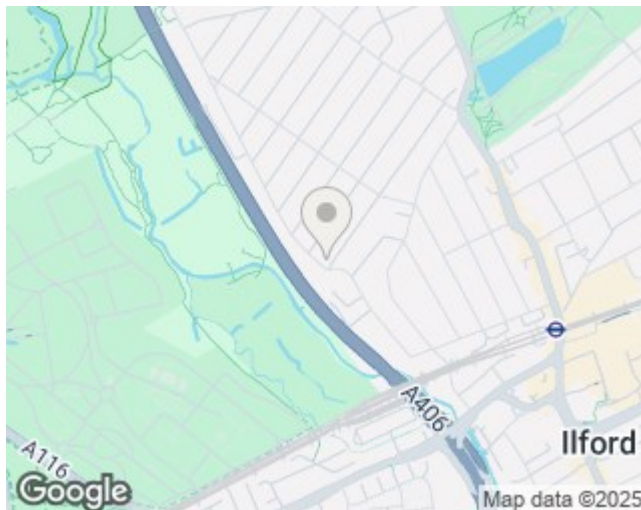
The property currently has the added benefit of a rental income from the current tenant however if you wish to purchase the property vacant, this can be discussed.

COUNCIL TAX BAND B

EPC RATING C

Through Lounge

4.04m x 3.25m (13'3" x 10'8")



Kitchen

3.33m x 3.18m (10'11" x 10'5")

Bedroom One

3.58m x 3.28m (11'9" x 10'9")

Bedroom Two

3.38m x 1.60m (11'1" x 5'3")

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

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