



Ilford Hill Ilford IG1 2FJ

1 Bedroom Apartment within a short walk to Valentines Park Asking Price £255,000 L/H





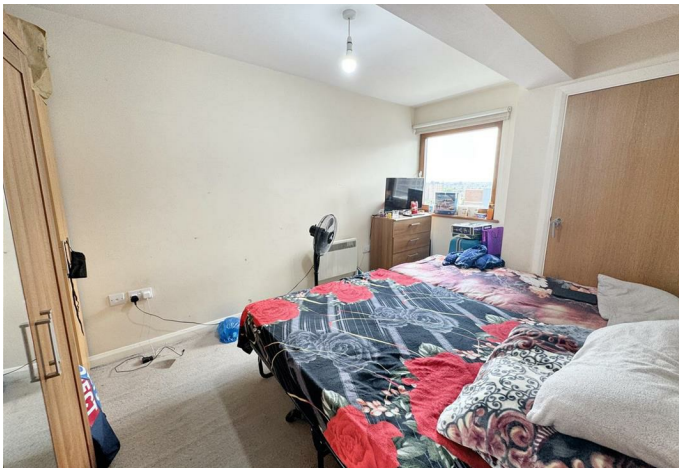
We are delighted to offer for sale this one-bedroom apartment located on Ilford Hill in the heart of Ilford. This delightful flat offers a perfect blend of modern living and convenience.

Situated just a short walk away from Valentines Park, this property is ideal for those who enjoy leisurely strolls or picnics in the park. With Ilford Station less than a minute's walk away, commuting couldn't be easier, making this location perfect for city professionals or those who love to explore London.

The property boasts one reception room, one bathroom, and a well-appointed bedroom, providing ample space for comfortable living. The proximity to the Exchange Shopping Centre offers a plethora of shopping and dining options right at your doorstep.

What sets this apartment apart is that it is chain-free, allowing for a smooth and hassle-free buying process. Don't miss out on the opportunity to make this lovely flat your new home.

The Property benefits from an EWS1 certificate with an A1 Rating.



Entrance via

secure communal door to communal area - stairs and lift ascending to 11th floor - door to:

Hallway

Wall mounted entry phone - wall mounted electric heater - storage cupboard housing water heater and space and plumbing for a washing machine - powerpoints - wood effect floor covering.

Bathroom



ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - low flush w/c - pedestal wash basin - heated towel rail - tiled splash backs - vinyl floor covering

Bedroom



double glazed window - storage cupboard - wall mounted electric heater - power points - carpet to remain

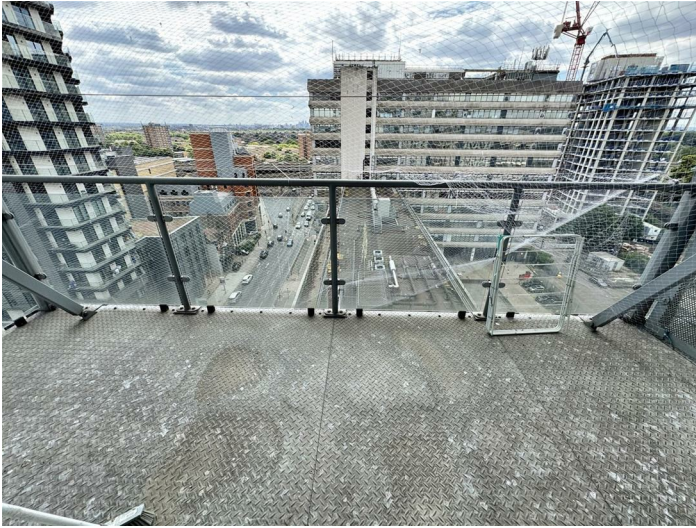
Lounge/Diner



double glazed windows - double glazed double door to balcony - two wall mounted electric heaters - power points - wood effect floor covering - opening to kitchen



Balcony



Kitchen



range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated fridge freezer - power points - wood effect floor covering

Additional Information:

The lease has 132. Years remaining.

The current service charge is £1214.59per annum and is reviewed yearly.

The ground rent is £100 per annum which is fixed for the term of the lease.

Council Tax London Borough of Redbridge Band C

Accessibility:

An Ofcom online search shows that there is likely indoor voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone is limited.

It also states that outdoor voice and data coverage is likely with Three, EE, O2 and Vodafone.

An Ofcom Online search shows that standard and ultrafast broadband is available.

Super Fast is not available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

It is heated via electric heaters.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Mortgage

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

Mortgage

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors
£240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

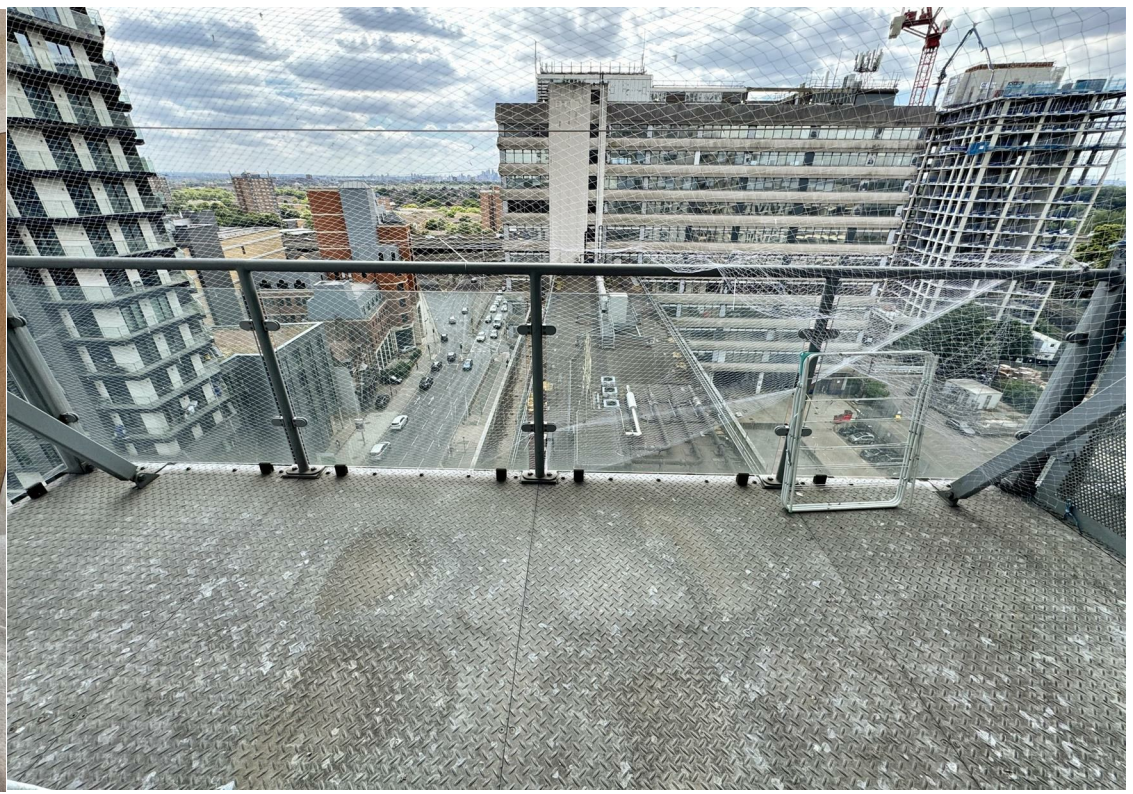
Please get in touch should you require a quotation and we will be pleased to organise this for you.

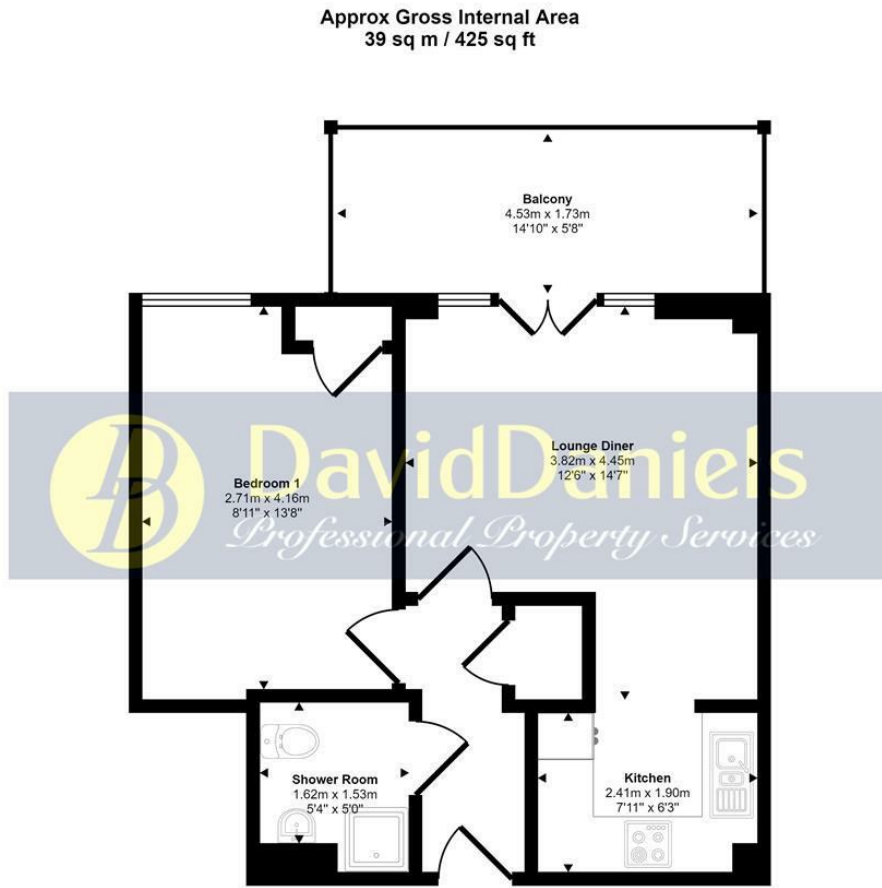
Opening hours

Monday and Friday: 8.30 am - 6.00 pm
Tuesday to Thursday: 8.30 am - 7.00 pm
Saturday: 9.30 am - 5.00 pm

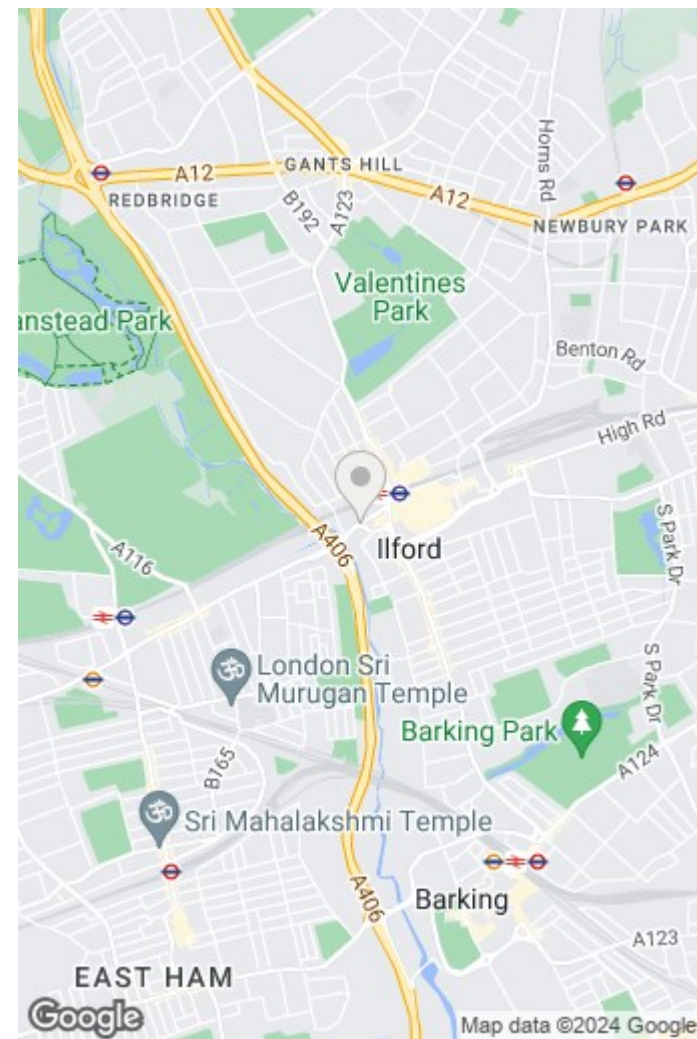
Viewing

To view this property please call us to make an appointment on 020 8555 3521.





Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(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	



Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521

