

## 52A COVENTRY ROAD

ILFORD, IG1 4RD

£325,000  
LEASEHOLD

Commonwealth Estate Gem! This ground-floor flat, featuring two double bedrooms, double glazing, gas central heating, a well-fitted kitchen, and a rear garden, is a prime residence.

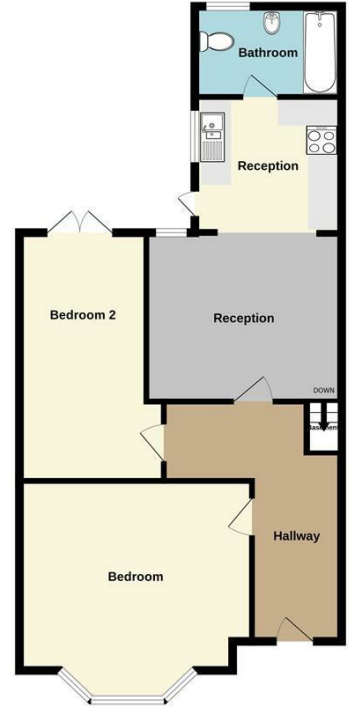
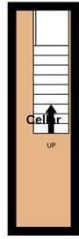
Conveniently located within a brief walk to Valentines Park, Ilford town centre, and the mainline station, its accessibility will soon be enhanced with the upcoming Crossrail train link.

To ensure you don't miss out, we highly recommend scheduling an early internal inspection!

**tm**  
thomas marsh

Color

Ground floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their capability or efficiency can be given. Made with Metropix CS204



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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