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ESTATE AGENTS



Aldborough Road South, Ilford, IG3 8EY

Offers In Excess Of £230,000





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# Aldborough Road South

Ilford, IG3 8EY

- EPC C
- One bedroom
- Kitchen
- Off street parking
- Circa 996 year lease
- Ground floor flat
- Lounge
- Shower room
- Share of Freehold
- Close to public transport

Welcome to this charming ground floor flat located on Aldborough Road South in the desirable area of Seven Kings. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The flat comprises one well-appointed bedroom, providing a comfortable retreat for rest and relaxation. The bathroom is conveniently situated, ensuring ease of access.

One of the standout features of this flat is the off-street parking, allowing for hassle-free parking for one vehicle. This is a significant advantage in a bustling area, making it easier for you to come and go as you please. Additionally, the property is chain-free, simplifying the buying process and allowing for a smoother transition into your new home.

The location is particularly appealing, as it is in close proximity to the Elizabeth Line and Central Line, providing excellent transport links for commuting or exploring the wider area. This makes it an ideal choice for professionals or anyone seeking easy access to London and beyond.

Overall, this flat presents a wonderful opportunity for first-time buyers or investors looking for a property in a convenient and well-connected location. With its practical layout and desirable features, this ground floor flat is not to be missed.



## ENTRANCE

## LOUNGE

16'5" x 11'6" (5.02m x 3.51m)

## KITCHEN

6'7" x 8'9" (2.01m x 2.67m)

## BEDROOM ONE

13'8" x 8'4" (4.17m x 2.56m)

## SHOWER ROOM

9'10" x 2'10" (3.00m x 0.88m)

## EXTERIOR

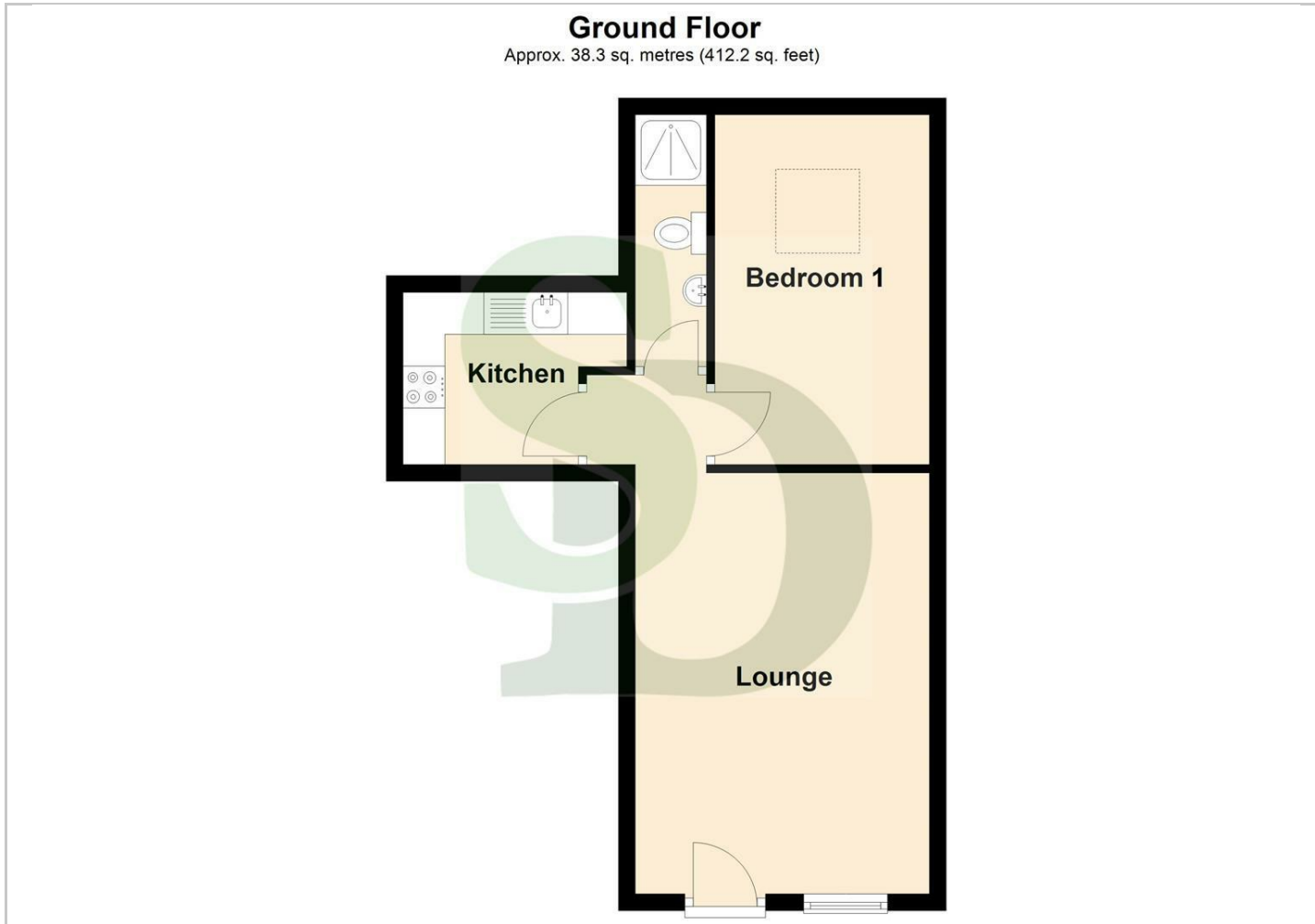
## AGENTS NOTE



Directions



## Floor Plans

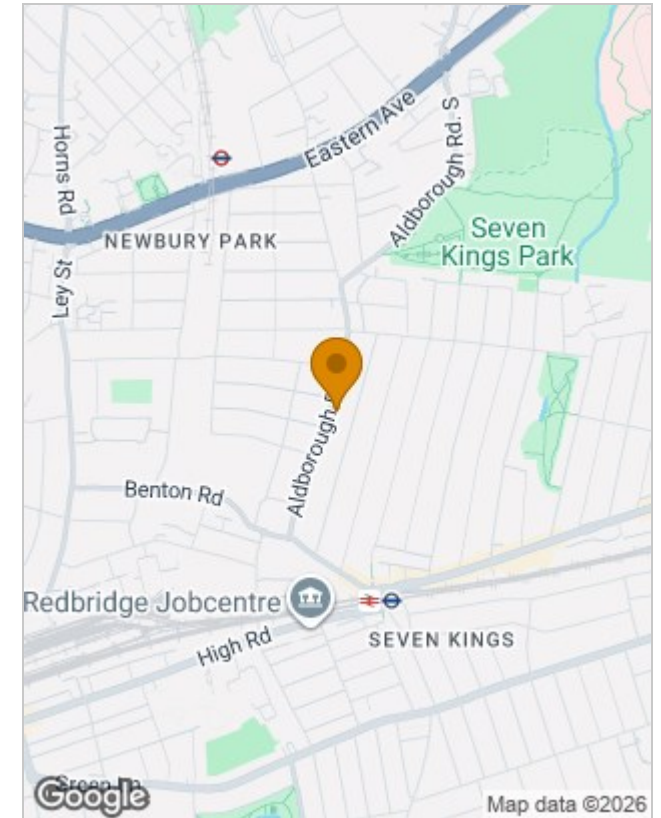


## Viewing

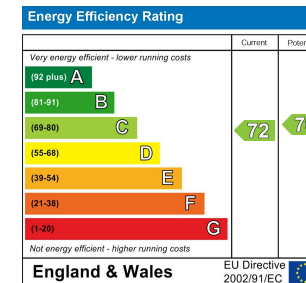
Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

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## Location Map



## Energy Performance Graph



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