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Guide price £280,000

Manor Park Road, E12

2 Bedrooms

1 Bathroom

713 Cranbrook Rd, Ilford, IG2 6RJ | ilford@cranbrooklettings.com

02085502600

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Guide Price £280,000 - £300,000.

Situated on Manor Park Road, London, E12, this well-presented top-floor apartment offers comfortable and practical living accommodation, making it an ideal choice for professionals, couples, or small families. The property comprises **two bedrooms, one bathroom, and one reception room**, with a thoughtfully designed layout that maximises both space and natural light.

The spacious reception room provides an inviting area for relaxing or entertaining guests. The kitchen is fitted with contemporary units and comes equipped with a gas hob, oven, and ample storage, offering a functional space for everyday cooking. The Flat is **part furnished**, allowing new occupants the flexibility to personalize the interior while benefiting from essential furnishings.

Both bedrooms are generously proportioned, providing comfortable accommodation with space for storage. The bathroom is finished with contemporary fixtures and fittings, creating a practical and stylish space.

The property also benefits from **on-road parking**, adding convenience for residents with vehicles. Located on the top floor, the apartment enjoys a greater degree of privacy and a peaceful living environment.

Additional Information:

- **Bedrooms:** 2
- **Bathrooms:** 1
- **Reception Rooms:** 1
- **Council Tax Band:** B
- **Energy Performance Certificate (EPC):** C
- **Furnishing:** Part Furnished
- **Parking:** On-road Parking

Conveniently located in Manor Park, London, E12, the apartment is within easy reach of local shops, cafés, parks, schools, and excellent public transport links, making commuting into Central London and surrounding areas straightforward. This property offers an excellent combination of comfort, convenience, and modern living.

Virtual viewing:

https://www.madesnappy.co.uk/tour/1g14eag2eaee

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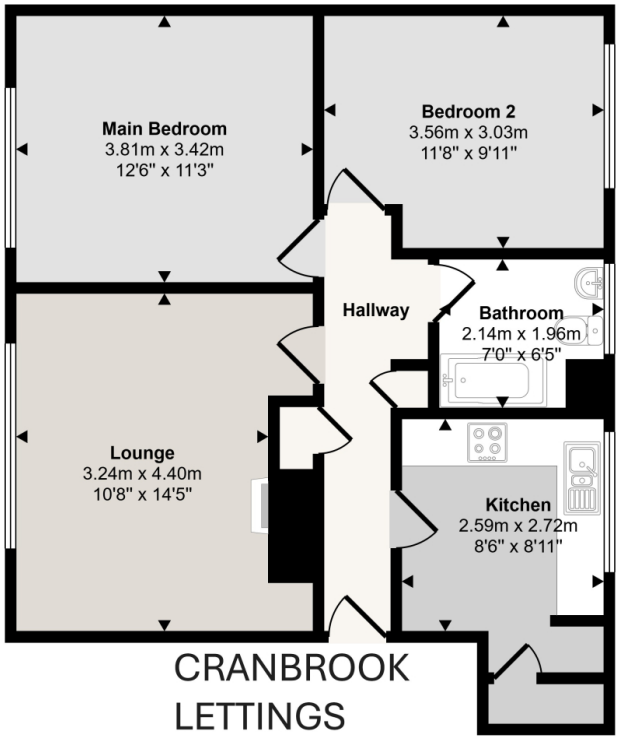
Approx Gross Internal Area
62 sq m / 668 sq ft



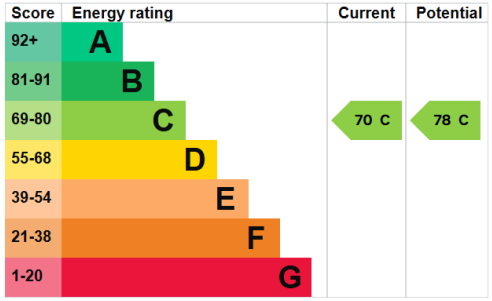
Floorplan

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.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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