



Ley Street, Ilford, IG1 4BW

Offers In Excess Of £205,000





# Ley Street

Ilford, IG1 4BW

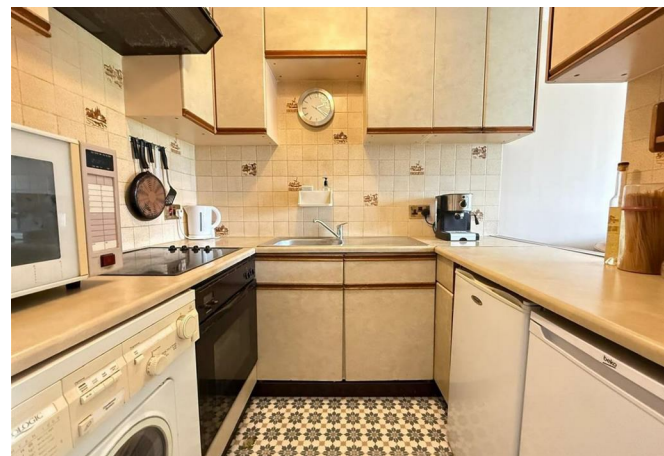
- EPC - C
- Lounge
- Bathroom
- Parking for one car
- One bedroom
- Kitchen
- Close to Ilford Town

Welcome to this charming ground floor flat located on Ley Street in the vibrant area of Ilford. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The flat comprises one well-proportioned bedroom, providing a comfortable retreat, and a bathroom that meets all your needs.

With a lease of approximately 85 years, this flat offers a secure and inviting living space. The convenience of parking for one vehicle adds to the appeal, making it easier for you to come and go as you please.

Situated close to local amenities, you will find a variety of shops, cafes, and services just a short stroll away, ensuring that everything you need is within easy reach. Additionally, the proximity to the Elizabeth Line enhances your commuting options, providing swift access to central London and beyond.

This property is an excellent opportunity for first-time buyers or those looking to downsize, offering a blend of comfort, convenience, and a prime location. Don't miss the chance to make this lovely flat your new home.



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ENTRANCE

LOUNGE

17'7" max x 12'4" max (5.37m max x 3.76m max)

KITCHEN

6'10" x 5'6" (2.09m x 1.70m)

BEDROOM ONE

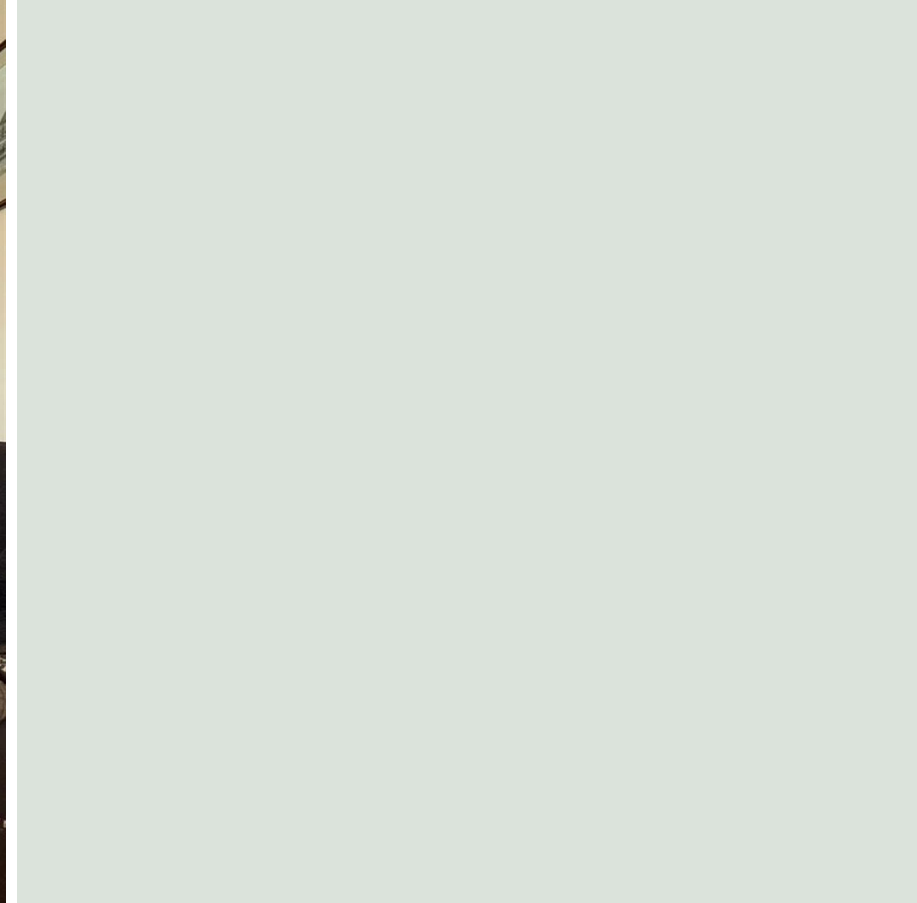
10'9" x 8'8" (3.30m x 2.65m)

BATHROOM

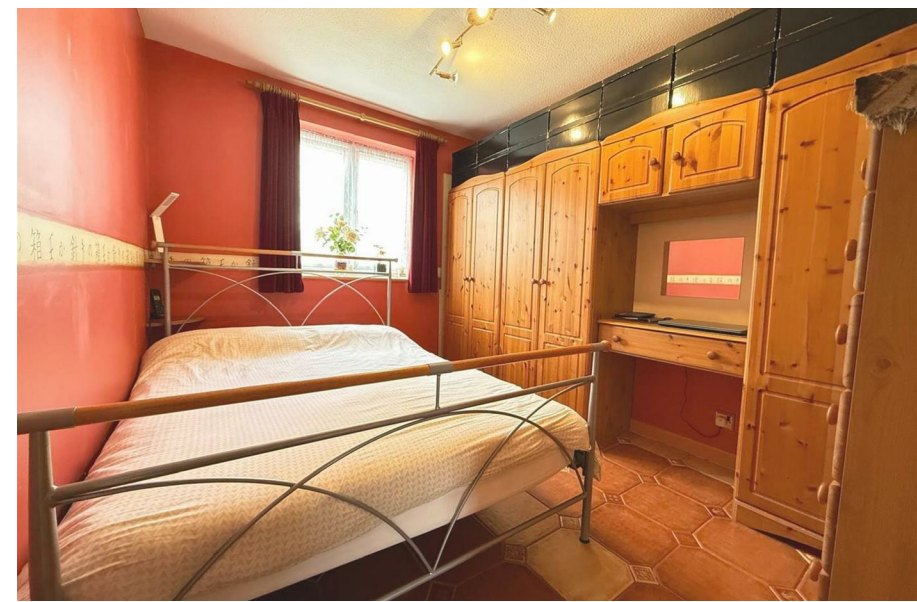
6'2" x 5'8" (1.90m x 1.75m)

PARKING

AGENTS NOTE

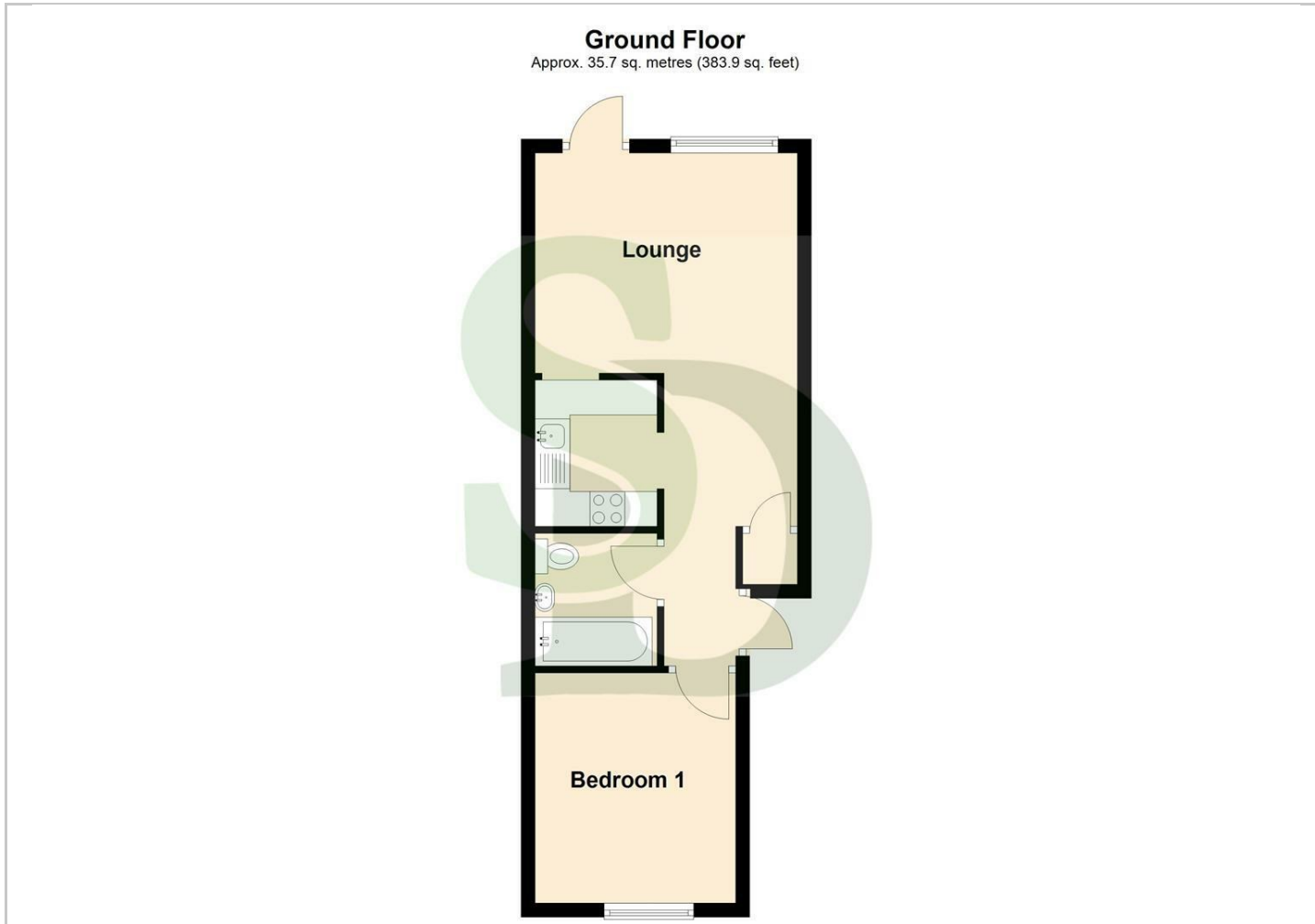


Directions





## Floor Plans



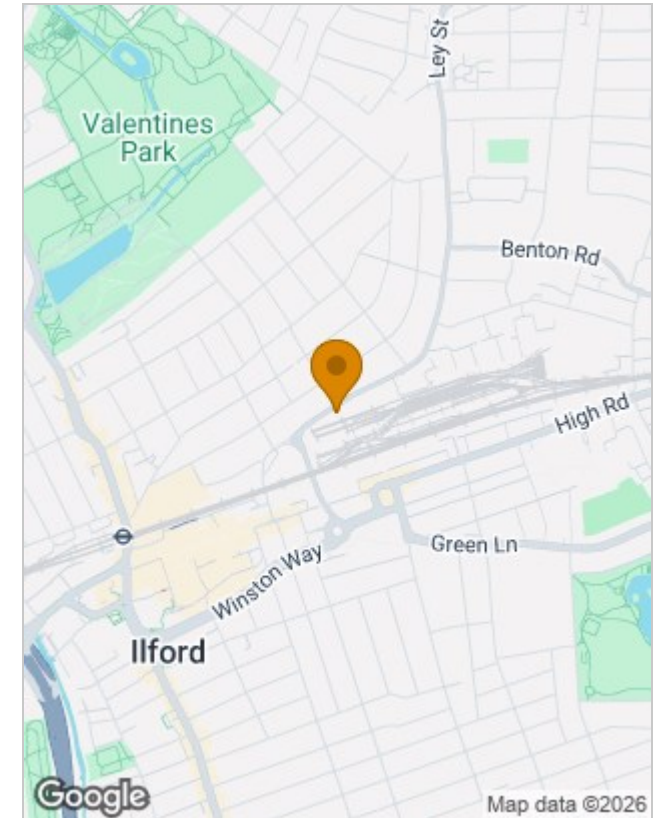
## Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

