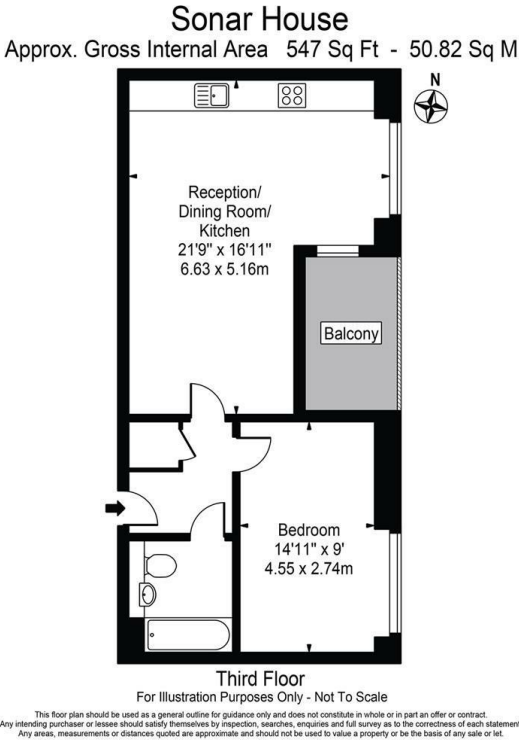




CHURCHILL
estates

Marine Crescent, Ilford, IG6 2FA
Guide Price £270,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**

Council: Redbridge | Council Tax Band: C | Floor Area: 547.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates



£270,000 - £285,000

This well-presented third-floor apartment offers approximately 547 sq ft of modern, well-planned accommodation, ideally suited to first-time buyers, couples or investors. The property opens into a bright open-plan living space, incorporating a contemporary kitchen and dining area with a range of integrated appliances. Floor-to-ceiling windows allow plenty of natural light into the room and provide access to a private balcony, offering a pleasant space to sit and enjoy the outlook. There is a generous double bedroom and a modern bathroom, with the accommodation finished in a clean and contemporary style throughout. The development benefits from lift access to all floors, an entry phone system and a long lease, making this an attractive option for both owner-occupiers and investors. The location is particularly convenient, with Hainault Station just a short five-minute walk away, providing easy access for commuters. Fairlop Waters Country Park is also close by, offering a range of outdoor activities and green open space. Local shops, amenities and everyday conveniences are all within easy reach. This is an excellent opportunity to acquire a modern apartment in a well-connected and popular residential location.

