



Pittman Gardens, IG1 2QD

£230,000





Pittman Gardens

, IG1 2QD

- EPC TBC
- One bedroom
- Kitchen
- Circa 940 year lease
- CHAIN FREE
- Ground floor flat
- Lounge
- Bathroom
- Parking for one car

CHAIN FREE

Welcome to this charming ground floor flat located in the desirable Pittman Gardens, 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 long lease of approximately 940 years, this flat offers a secure investment for the future. The property also benefits from off-street parking for one vehicle, ensuring convenience for residents and visitors alike.

Situated close to local amenities, you will find a variety of shops, cafes, and parks just a short stroll away, making this location both practical and enjoyable. The flat is offered chain free, allowing for a smooth and straightforward purchase process.

This property is an excellent opportunity for first-time buyers or those looking to downsize, combining comfort, convenience, and a prime location. Do not miss the chance to make this lovely flat your new home.

£230,000



ENTRANCE	
LOUNGE	15'1" x 11'2" (4.62m x 3.42m)
KITCHEN	11'2" x 6'9" (3.41m x 2.06m)
BEDROOM ONE	13'8" x 8'11" (4.18m x 2.72m)
BATHROOM	6'9" x 5'5" (2.06m x 1.67m)
EXTERIOR	
AGENTS NOTE	



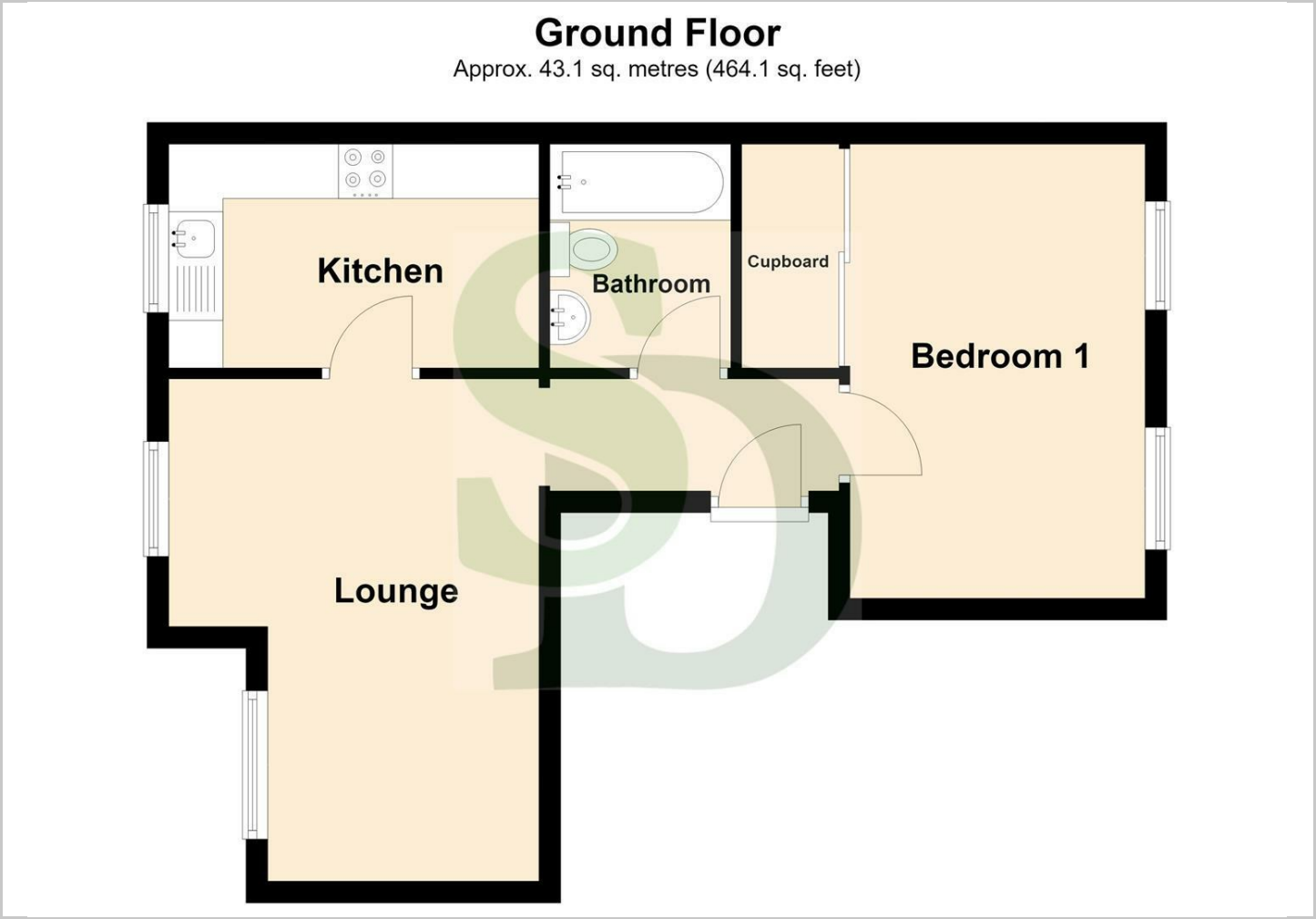
Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Directions

Floor Plans



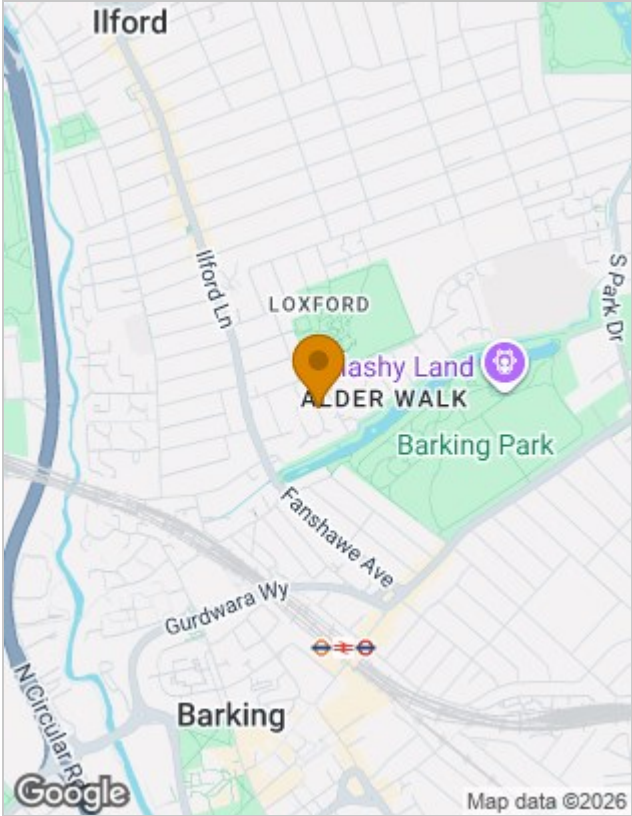
Viewing

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

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