



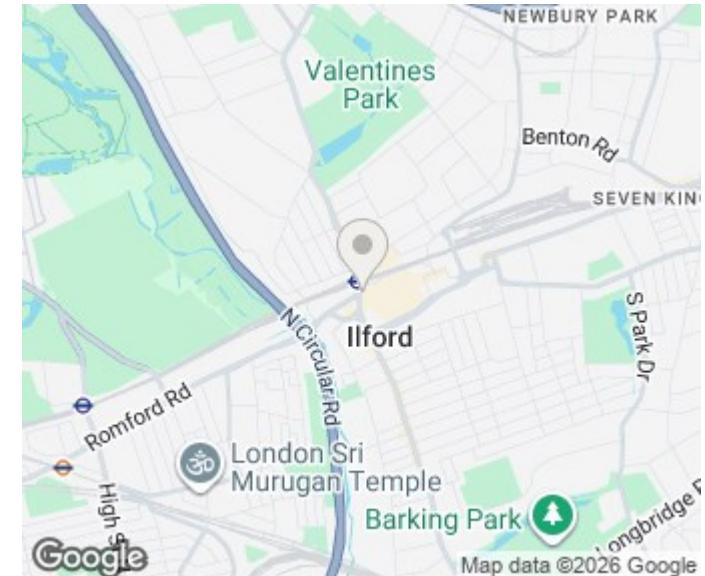
WYCLIFFE HOUSE, 245-247 CRANBROOK ROAD, 1 BED APARTMENT ILFORD

£325,000
LEASEHOLD

A truly exceptional one double-bedroom luxury apartment set within the iconic Wycliffe House, a striking Grade II listed church conversion in the heart of Ilford. This unique residence showcases an impressive blend of historic architectural character and high-spec contemporary living, offering a rare opportunity to purchase a home of genuine distinction.

Arranged over two levels, the property features a beautiful mezzanine double bedroom overlooking the living space, creating a dramatic sense of height and openness enhanced by the building's original Gothic-style windows and soaring ceilings. The bright open-plan kitchen and reception area is perfect for modern living and entertaining, leading directly onto a private patio terrace, ideal for alfresco dining. A modern fully tiled bathroom suite, dedicated pantry/storage cupboard, and premium finishes complete the accommodation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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