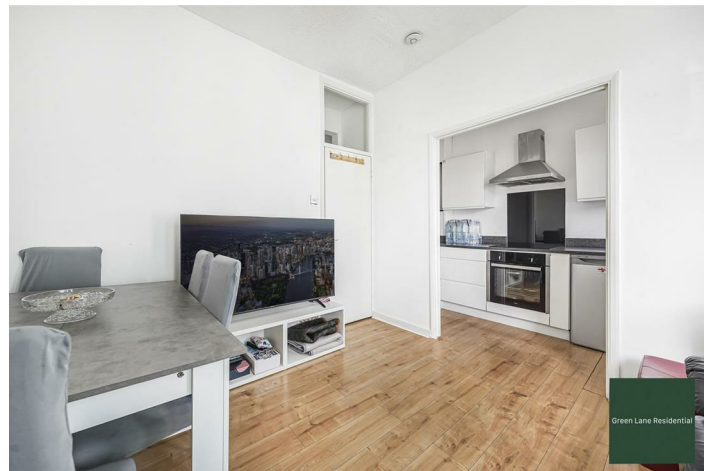


LEASEHOLD



Flat (EPC Rating: D)

56D EMPRESS AVENUE, ILFORD, IG1 3DD

Offers over

£210,000

Green Lane Residential

Your personal estate agents with over 50 years experience



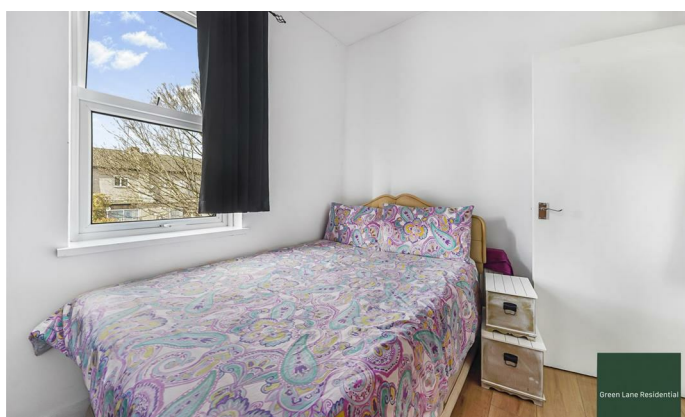
# 1 Bedroom Flat located in Ilford

Green Lane Residential are delighted to present this exceptional one-bedroom first floor flat, forming part of an imposing double-fronted Victorian residence in the very heart of Ilford.

This beautifully appointed home has undergone a comprehensive refurbishment programme, having been taken back to brick and meticulously renovated throughout to create a stylish, turnkey property that perfectly blends period character with modern living. Every element has been carefully considered, resulting in a bright, contemporary interior finished to an excellent standard.

The accommodation offers well-proportioned living space with an abundance of natural light, ideal for first-time buyers, professionals, or investors seeking a prime location with strong long-term appeal.

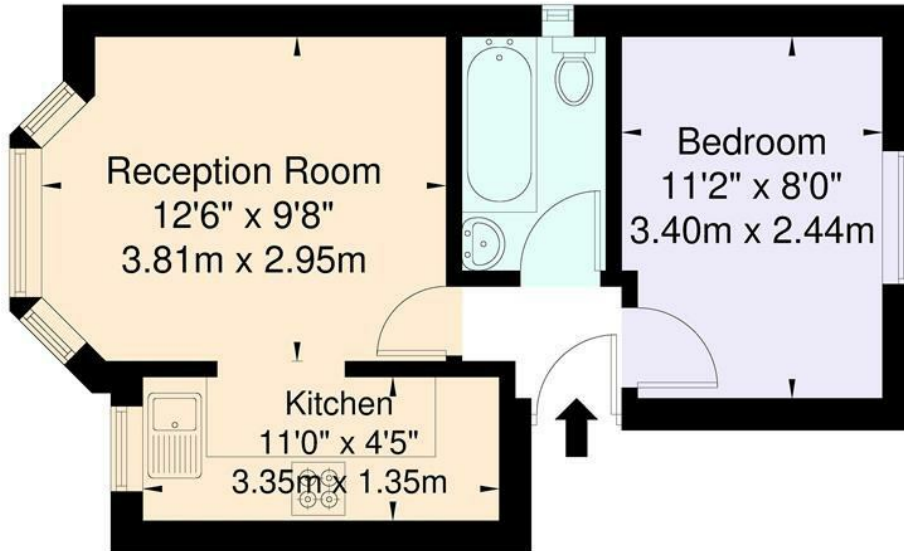
Perfectly positioned just approximately 0.5 miles from Ilford Station, the property benefits from outstanding connectivity via the Elizabeth line, providing swift and direct access to Stratford, Liverpool Street, the West End, Canary Wharf and Heathrow Airport. This exceptional transport infrastructure significantly enhances the property's convenience and investment appeal.





GREEN LANE RESIDENTIAL | 551 GREEN LANE, ILFORD, LONDON, IG3 9RJ

Empress Avenue, IG1 3DD  
 Approximate Gross Internal Area = 32 sq m / 344 sq ft



Second Floor

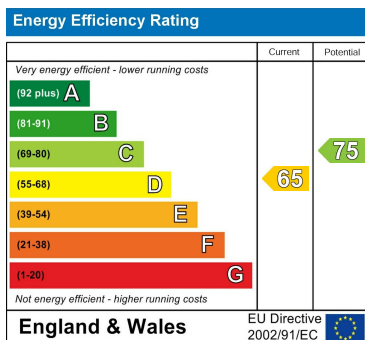
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

**B**

Energy Performance Graph



Call us on

**02081293838**

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[greenlaneresidential.co.uk](http://greenlaneresidential.co.uk)

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 are advised to recheck the measurements.

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