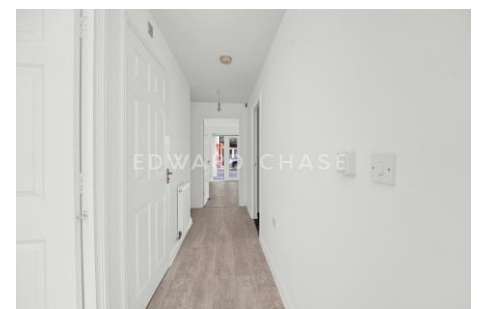




Blackthorn Road Ilford, IG1 2NS

Guide Price: £270,000 - £280,000 Edward Chase is proud to present this exceptional two-bedroom, two-bathroom apartment, ideally situated on the ground floor of a well-maintained development on Blackthorn Road, IG1. Positioned just off Loxford Lane and neighbouring the highly regarded Outstanding Loxford High School, this property enjoys a prime location between Ilford, Barking, and Seven Kings Stations, offering excellent transport links and convenience. This bright and spacious apartment has been finished to a modern standard throughout and is perfect for first-time buyers, families, or investors alike. Key Features: - Two generously sized bedrooms - Two modern bathrooms, including an en-suite to the master bedroom - Fully tiled master bathroom - Fitted wardrobes in the master bedroom - Bright and airy reception room with access to a private balcony - Separate fully fitted kitchen - Contemporary laminate flooring throughout - Double

- Ground floor flat for sale, two spacious double bedrooms
- Two modern bathrooms (en-suite to master)
- Patio doors to enter private balcony, rear private garden
- Allocated private parking, Double glazed windows
- Modern finish throughout with laminate flooring
- Excellent location near Ilford, Barking & Seven Kings stations

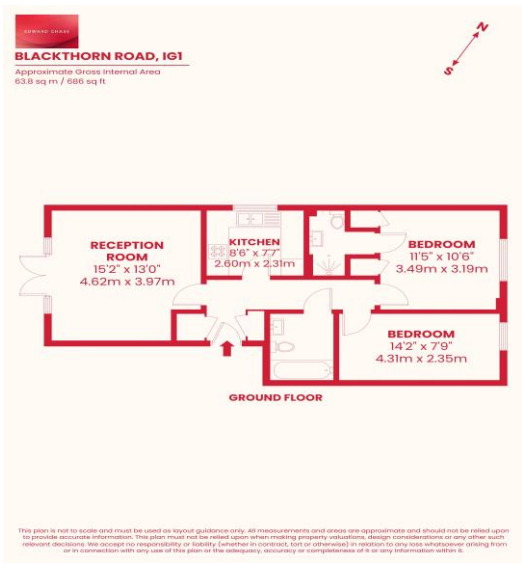
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73 Blackthorn Road
Ilford, IG1 2NS

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boiler - Secure entry phone system - Allocated private parking space - Patio and private garden Located in a vibrant and multicultural area, the property is just a short walk from Ilford Lane, known for its array of shops, restaurants, and local amenities. Lease information: - Lease remaining: Approximately 104 years - Service charge: £1,740 per annum - Ground rent: £200 per annum - Estimated rental income: £1,750 per month - EPC Rating: B - Council Tax Band: C (London Borough of Redbridge) This is a fantastic opportunity to acquire a well-presented home in a highly sought-after location with strong rental potential. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.