



Icon Building, 39 Ilford Hill, Ilford ,IG1 2FJ
1 Bed 11th Floor Chain Free Apartment with Balcony Offers Over £200,000 L/H

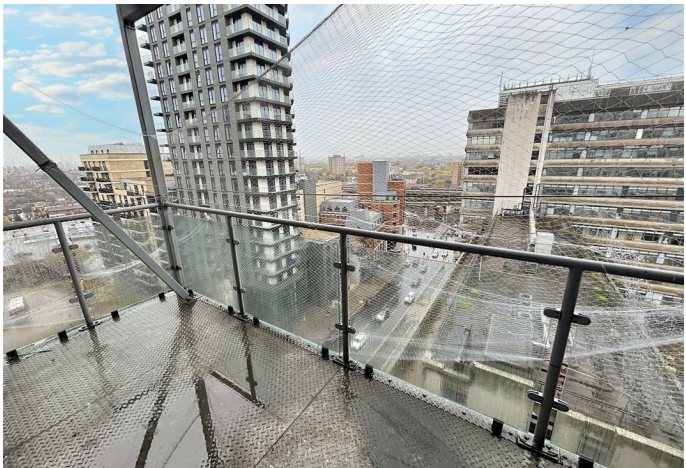
Nestled in the vibrant area of Ilford Hill, this delightful one-bedroom flat on the 11th floor offers a perfect blend of modern living and stunning views. Recently undergoing light refurbishment, the apartment boasts a semi-open plan lounge and kitchen, complete with integrated appliances such as a dishwasher and fridge/freezer. This inviting space seamlessly extends to a private balcony, where you can enjoy panoramic views of the surrounding area.

Convenience is at your doorstep, as the property is ideally located just a short walk from Ilford station, which is served by the Elizabeth Line, making commuting a breeze. Additionally, the Exchange Shopping Centre and the picturesque Valentines Park are easily accessible, providing a variety of shopping and leisure options.

Safety is paramount, and this property comes with an EWS1 certificate featuring an A1 rating, ensuring peace of mind for residents.

Being sold chain-free, this flat presents an excellent opportunity for first-time buyers looking to step onto the property ladder. With its appealing features and prime location, this apartment is not to be missed.

Please note: the photographs were taken prior to the current tenants occupation.



Entrance via
secure communal door to communal area - stairs and lift ascending to 11th floor - door to:

Hallway
wall mounted entry phone - wall mounted electric heater - storage cupboard housing water heater with space and plumbing for a washing machine - power point - wood effect floor covering.

Bathroom



ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - low flush w/c - pedestal wash basin - heated towel rail - partially tiled walls - vinyl floor covering.

Bedroom



double glazed window - storage cupboard housing consumer unit and ventilation system - wall mounted electric heater - power points - carpet to remain.



Lounge/Diner



double glazed window - double glazed double door to balcony - two wall mounted electric heaters - power points - wood effect floor covering - opening to:



Balcony



Kitchen



range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated fridge/freezer - integrated dish washer - power points - splash backs - wood effect floor covering.



Additional Information:

The lease has 130 Years remaining (150 years from 1/1/2007).
The current service charge is £1,482.48 per annum and is reviewed yearly.
The ground rent is £100.00 per annum.
Council Tax London Borough of Redbridge Band C.

Parking: No parking available.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Vodafone: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

An Ofcom Online search shows that standard and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains water, mains sewerage and is heated via wall mounted electric heaters.

The title register states the following:
2 (03.02.2010) The title includes the legal easements granted in Clauses 1 to 7 of the Second Schedule of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
NOTE 1: The rights granted in Clause 8 of the Second Schedule are excluded from this registration.
NOTE 2: Any rights granted over electricity transformer or sub-station sites within the building are included in the title only do far as the lessor had the power to grant the same.
3 (03.02.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of lying to the north west of the land in this title dated 27 September 2006 made between (1) Northern and Southern Developments Limited and (2) Plainrise

Limited.
NOTE: Copy filed under EGL514033.
4 (03.02.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 27 September 2006 made between (1) Northern and Southern Developments Limited and (2) Islandpost Limited.

Title absolute
3 (22.10.2014) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
4 (06.12.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the
Charge dated 29 November 2022 in favour of Leeds Building Society referred to in the Charges Register.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

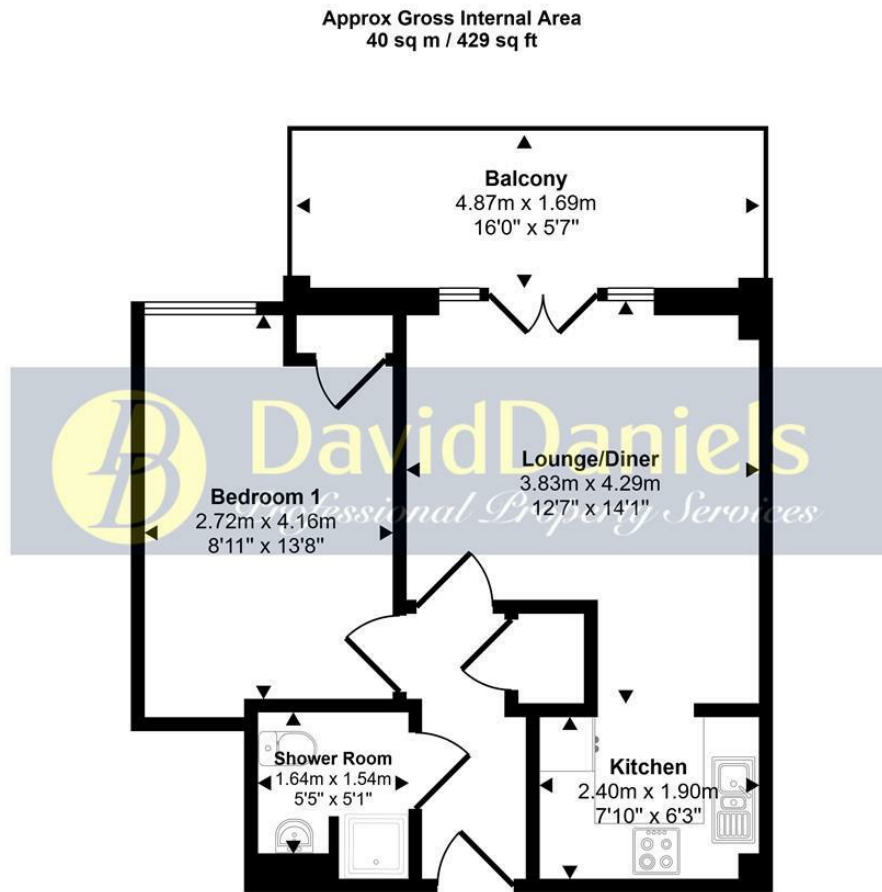
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

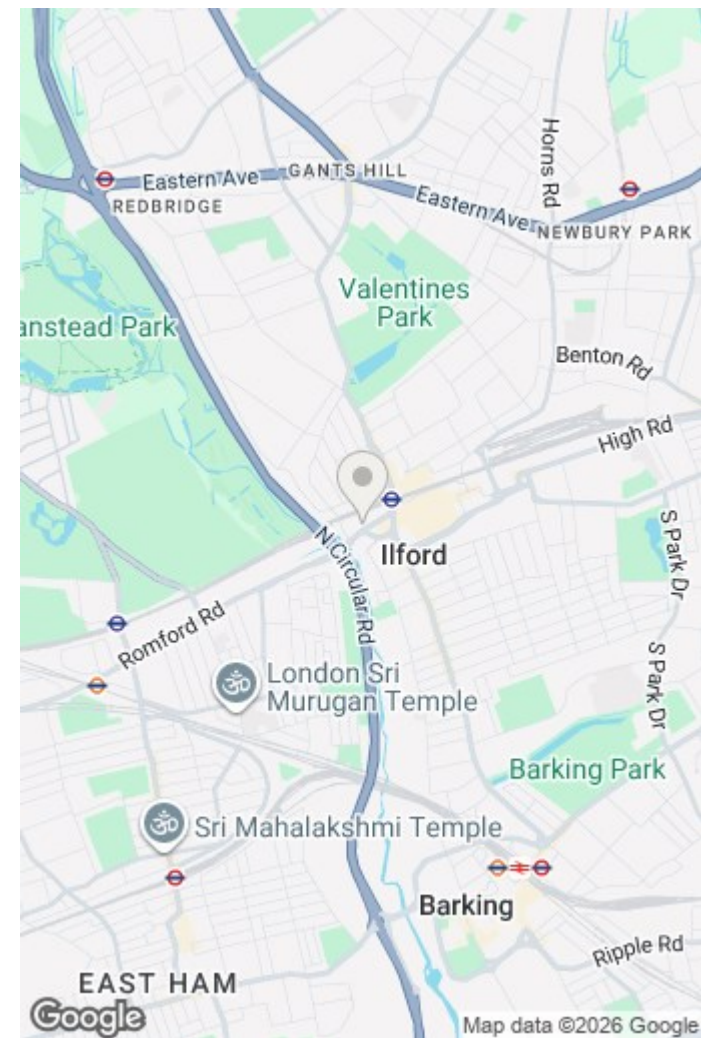




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	