



High Road, Ilford, IG1 1TL

£260,000



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# High Road

Ilford, IG1 1TL

- EPC RATING C
- Lounge/Kitchen
- Circa 112 year lease
- Close to public transport
- Local amenities
- Two bedrooms
- BATHroom
- Parking for one car
- CHAIN FREE

Nestled on the bustling High Road in Ilford, this charming flat (3rd floor) presents an excellent opportunity for those seeking a comfortable and convenient living space. With a generous lease of approximately 112 years, this property offers peace of mind for future owners or investors alike.

The property boasts the added benefit of parking for one car, a valuable feature in this vibrant area, ensuring that you have a secure space for your vehicle. Being chain-free, the process of acquiring this property is made simpler and more straightforward, allowing for a smoother transition into your new home.

Residents will appreciate the proximity to local amenities, which include a variety of shops, restaurants, and services, all within easy reach. This prime location not only enhances daily living but also provides excellent transport links, making it an ideal choice for commuters.

In summary, this flat on High Road is a delightful prospect for anyone looking to settle in Ilford. With its long lease, convenient parking, and access to local amenities, it is a property that combines comfort with practicality. Do not miss the chance to make this house your new home.



## ENTRANCE

LOUNGE/KITCHEN 15'10" x 12'8" (4.83m x 3.88m)

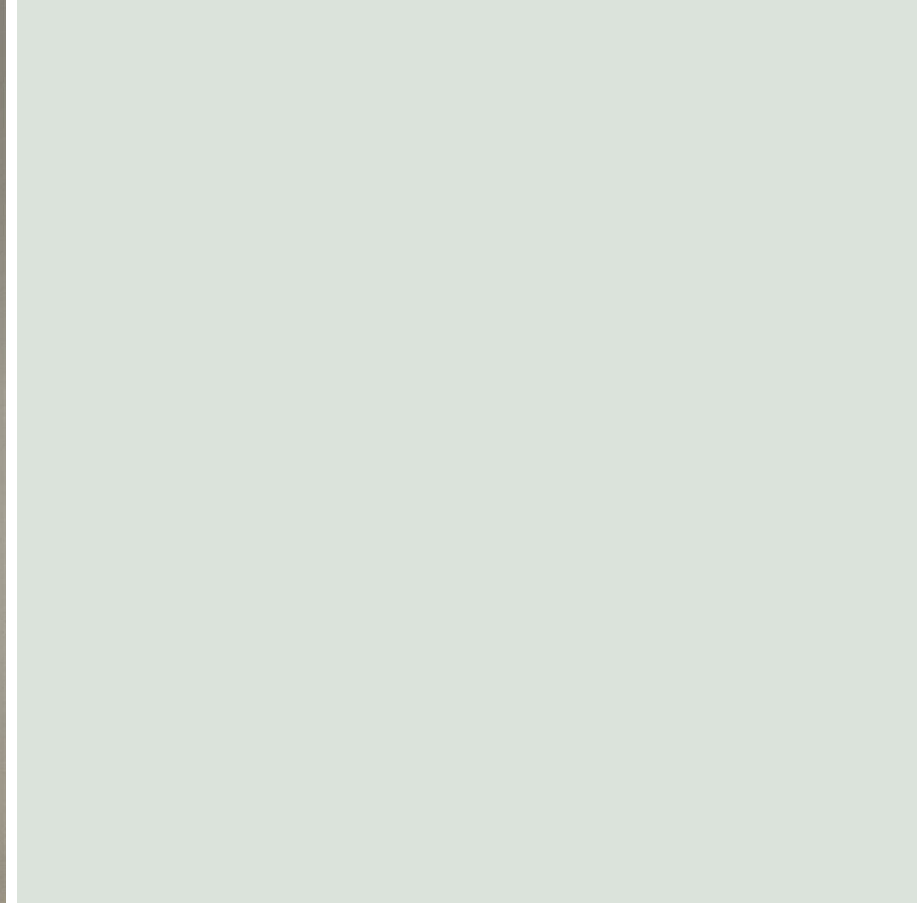
BEDROOM ONE 12'11" x 8'9" (3.94m x 2.67m)

BEDROOM TWO 8'3" x 8'2" (2.54m x 2.51m)

BATHROOM 8'0" x 5'6" (2.45m x 1.69m)

PARKING

AGENTS NOTE

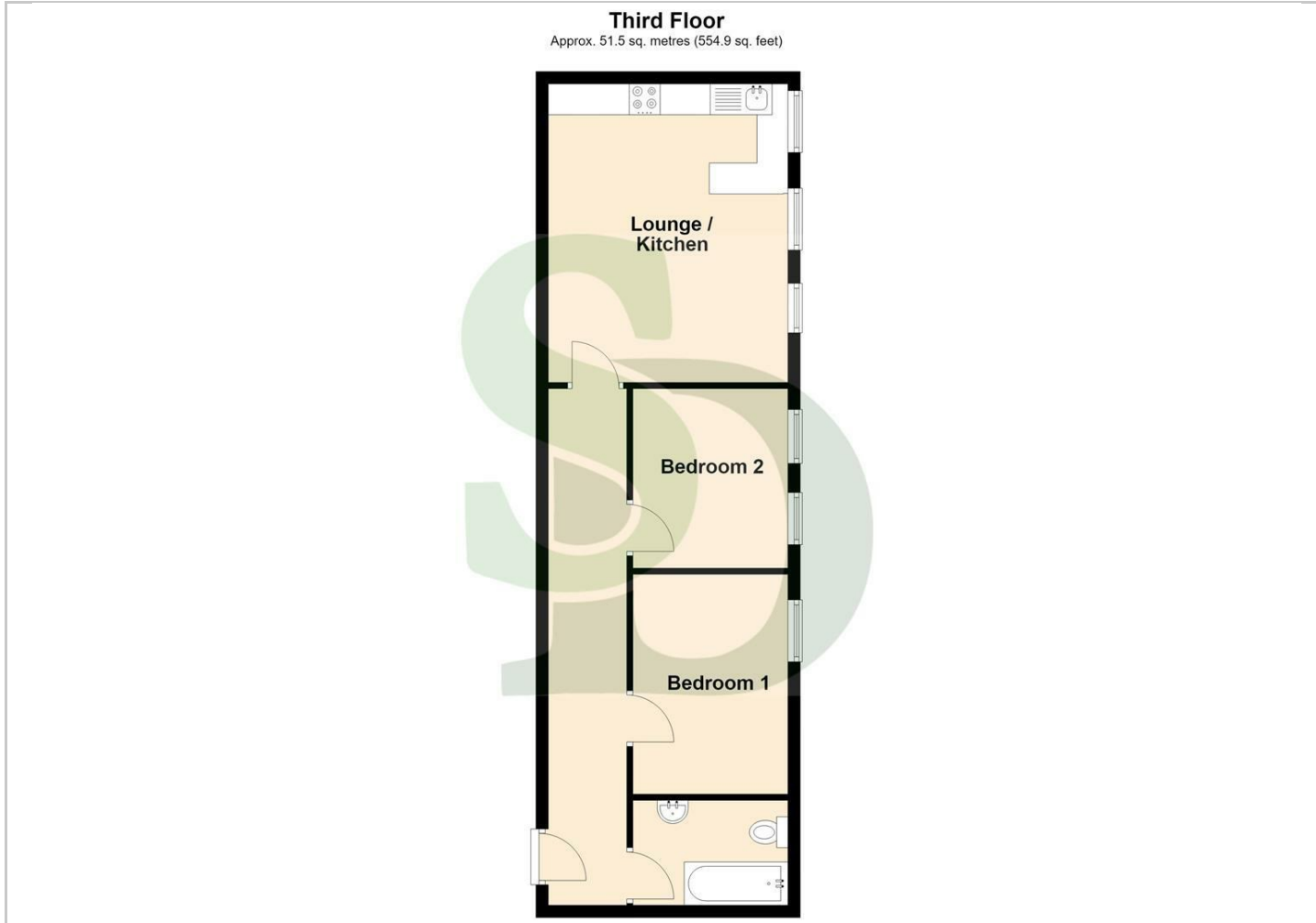


Directions





## Floor Plans



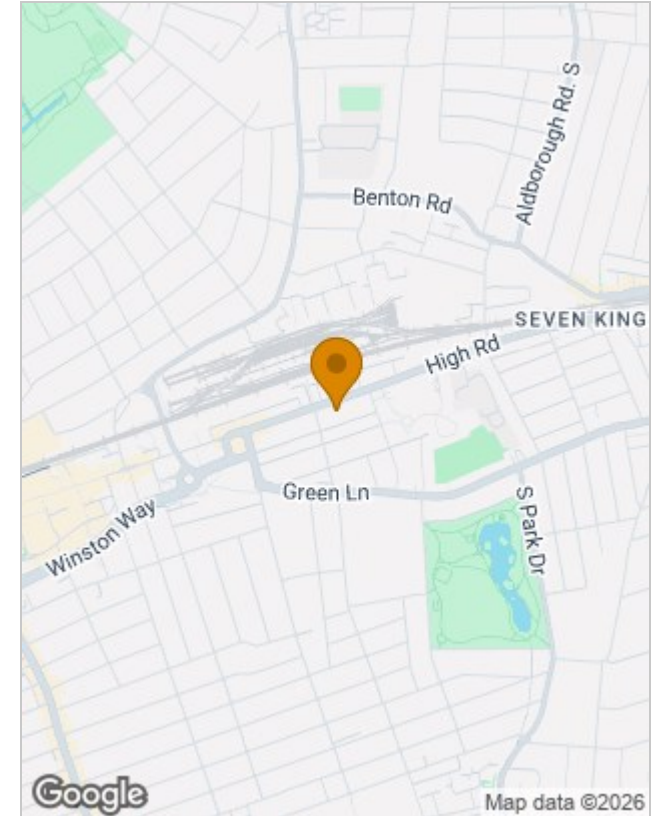
## Viewing

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	