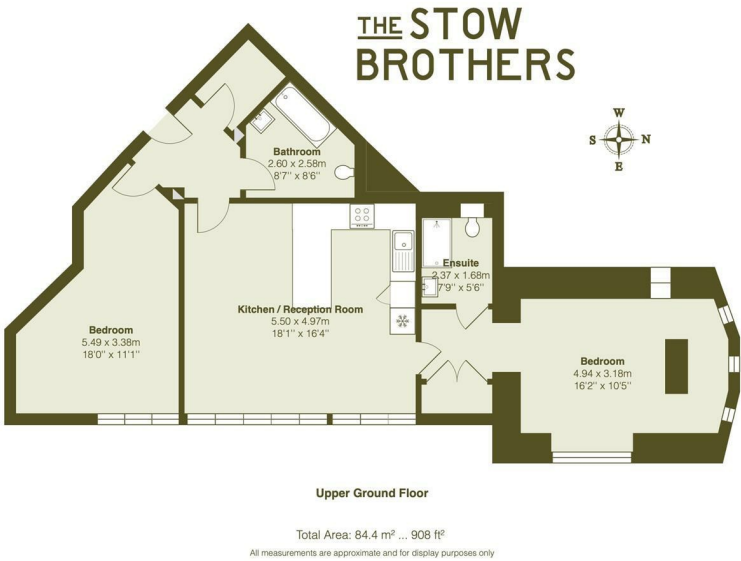




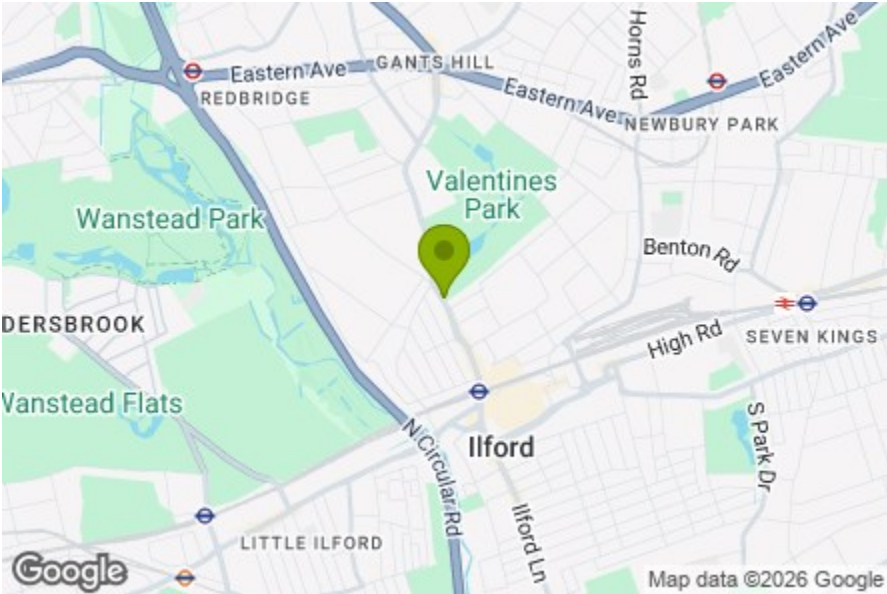
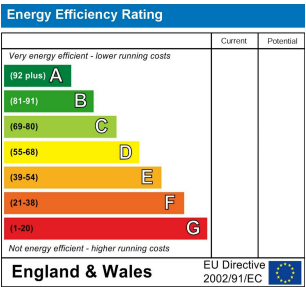
Kitchen/Reception Room
18'0" x 16'3"

Bedroom
16'2" x 10'5"

Ensuite
7'9" x 5'6"

Bedroom
18'0" x 11'1"

Bathroom
8'6" x 5'6"



CRANBROOK ROAD, ILFORD
Offers In Excess Of £425,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Stunning Church Conversion
- Open Plan Kitchen/Reception Room
- High Ceilings
- Beautiful Features Throughout
- Allocated Off Street Parking
- Close to Ilford Elizabeth line station
- Close to Valentines Park

A beautifully characterful two bedroom apartment set within an impressive former church in the heart of Ilford. With soaring ceilings, original architectural details and stylish contemporary interiors, this is a home with a real sense of individuality. Valentines Park, local amenities and excellent transport connections are all within easy reach.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Stepping inside, you'll find a wonderful blend of historic character and modern design. The open-plan kitchen and reception room is a bright, inviting space, with high ceilings and tall, traditional windows bringing in plenty of natural light. The contemporary kitchen features sleek grey cabinetry, integrated appliances and a breakfast bar, creating an easy flow between cooking, dining and relaxing. Soft neutral tones and warm wood flooring complement the building's original features, while the generous proportions make this a lovely space for everyday living or entertaining friends.

Both bedrooms have their own distinct character. One is particularly striking, with exposed brickwork, a beautiful arched window and impressive ceiling height, all reminders of the building's fascinating past. The other is equally inviting, with soft décor and plenty of natural light. The apartment also benefits from two beautifully finished bathrooms, featuring contemporary fittings and stylish tiling. Throughout, thoughtful details sit

comfortably alongside the original architecture, creating a home that feels both distinctive and welcoming. An allocated off-street parking space adds another practical touch.

WHAT ELSE?

- Ilford Elizabeth line station is close by, offering excellent connections to Stratford, Liverpool Street, Canary Wharf and central London, making commuting and exploring the city wonderfully convenient.
- Valentines Park is a local favourite, with beautiful landscaped gardens, a boating lake, open lawns and peaceful walking routes. It's a lovely spot for a morning run, afternoon stroll or relaxed weekend outdoors.
- Ilford town centre offers a lively mix of independent eateries, cafés, restaurants and everyday shopping, while the nearby Exchange shopping centre provides plenty more options. With such a varied selection on your doorstep, there's always something to discover.



A WORD FROM THE OWNER...

"We fell in love at first sight when we saw Wycliffe House. The high ceilings, very large windows, art deco style and novelty of a church conversion just felt so cool. We have also been lucky to have great neighbours who are thoughtful and make you feel like part of a community. We've spent many a days as a family ambling about Valentine's park across the street, taking in the sunshine, watching the cherry blossoms bloom and seeing the swans and their goslings grow (our daughter's favourite). Wycliffe House provided an experience that is difficult to find in London and we're thankful to have found such a special place. There is a lot we will miss about living here and lots for anyone new to look forward to. "

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