



GROSS INTERNAL AREA  
 TOTAL: 51 m<sup>2</sup>/548 sq ft  
 FLOOR 1: 51 m<sup>2</sup>/548 sq ft  
 EXCLUDED AREAS: BALCONY: 4 m<sup>2</sup>/40 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



### Directions

### Contact

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**1 Bed  
 Flat - Purpose Built  
 located in**



# 131 Blackthorn Road

Ilford  
IG1 2DZ

Guide price £180,000  
Leasehold



Guide Price £180,000-£200,000

We asked the residents of this block on Blackthorn Road what they love most about living here and these were the stand out answers:

- Safe & Secure CCTV in the building and well maintained communal areas.
- Strong Community, Block WhatsApp group with management directors for quick issue resolution.
- Loxford Primary & Secondary rated Outstanding by Ofsted.
- Excellent Transport Links, Barking Station approximately a 20 minute walk.
- Great Outdoor & Leisure Facilities, Close to Loxford Park, Barking Park, and nearby youth and leisure centres.

A fantastic one bedroom first floor flat located perfectly for commuting into the city.

