

LEASEHOLD



Flat (EPC Rating: )

39A SELBORNE ROAD, ILFORD, IGI 3AH

Offers over

£290,000

Green Lane Residential

Your personal estate agents with over 50 years experience



# 1 Bedroom Flat located in Ilford

Green Lane Residential are delighted to present for sale this Exceptional Quarter Conversion in One of Ilford's Most Sought-After Locations

Rarely do properties of this calibre come to market. Situated in a prime Ilford location, this outstanding ground-floor quarter conversion offers a truly unique opportunity for discerning buyers seeking style, space, and convenience.

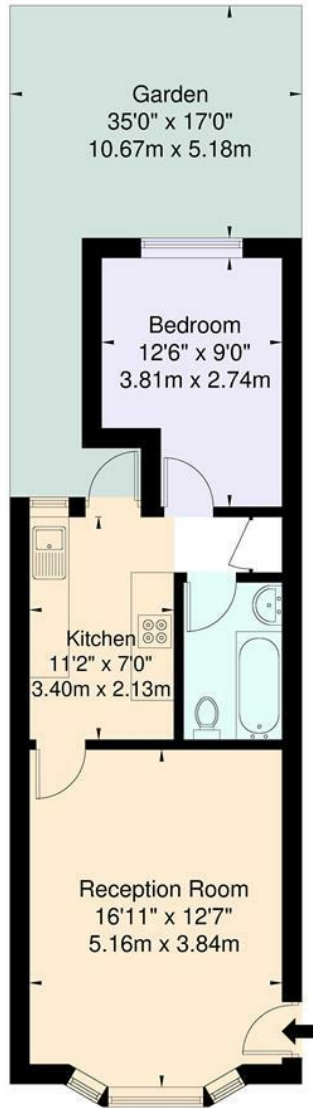
Beautifully presented throughout, the property is offered in immaculate condition and feels every bit like a show home, with tasteful décor and meticulous attention to detail evident in every room.

A standout feature is the stunning private rear garden, a peaceful sanctuary that provides the perfect setting for relaxation, entertaining, or simply escaping the hustle and bustle of everyday life. Further enhancing its appeal is the invaluable benefit of off-street parking, a rarity for properties of this type and location.





Selborne Road, IG1 3AH  
 Approximate Gross Internal Area = 42.5 sq m / 457 sq ft



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

**B**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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