



B&B

5 Royston Gardens, Ilford

Ilford

£350,000



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BRADLEY**

## 5 Royston Gardens

Ilford

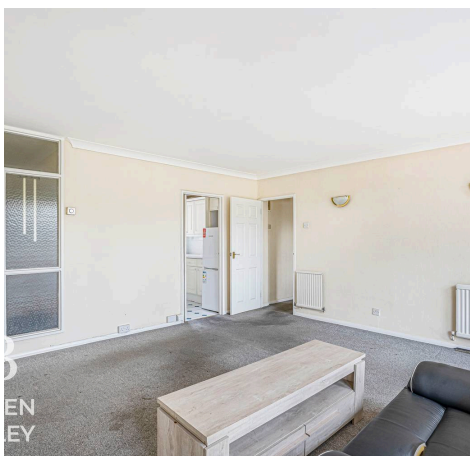
Council Tax band: D

Tenure: Leasehold

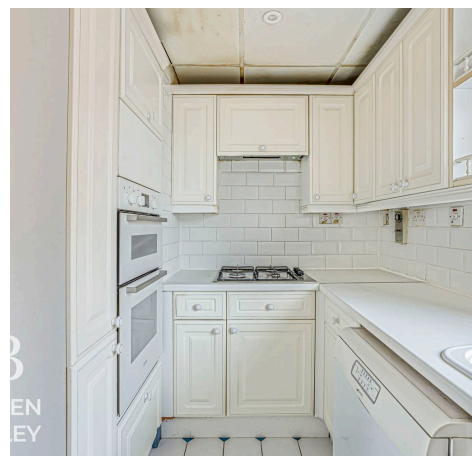
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

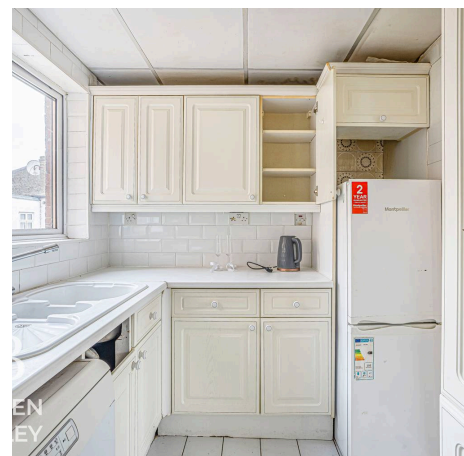
- 2 Bedroom 1 Bathroom
- Chain Free
- Borders of Wanstead
- Allocated Parking Space
- Large Private Balcony
- Great For First Time Buyers
- Outstanding Transport Links



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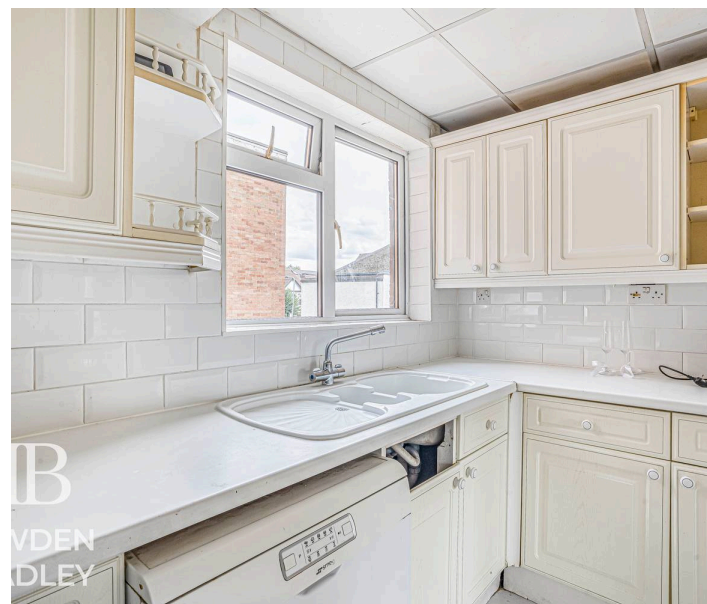
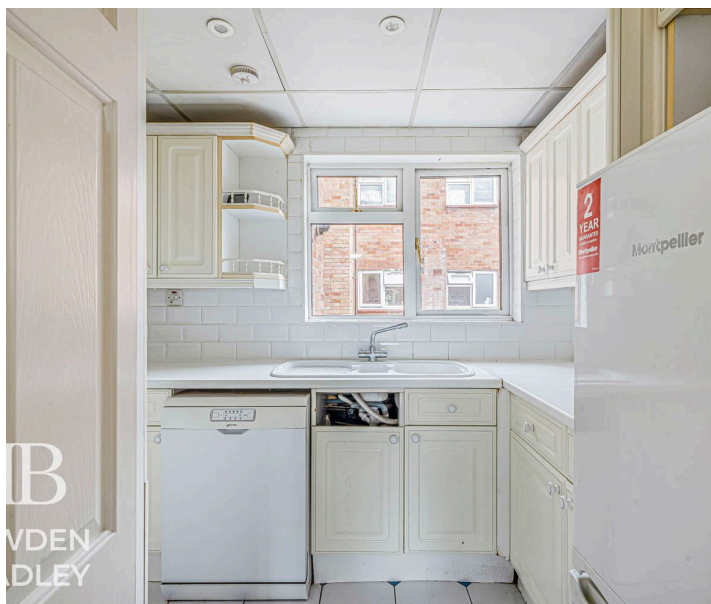
**Reception Room**  
14' 4" x 15' 2" (4.37m x 4.62m)

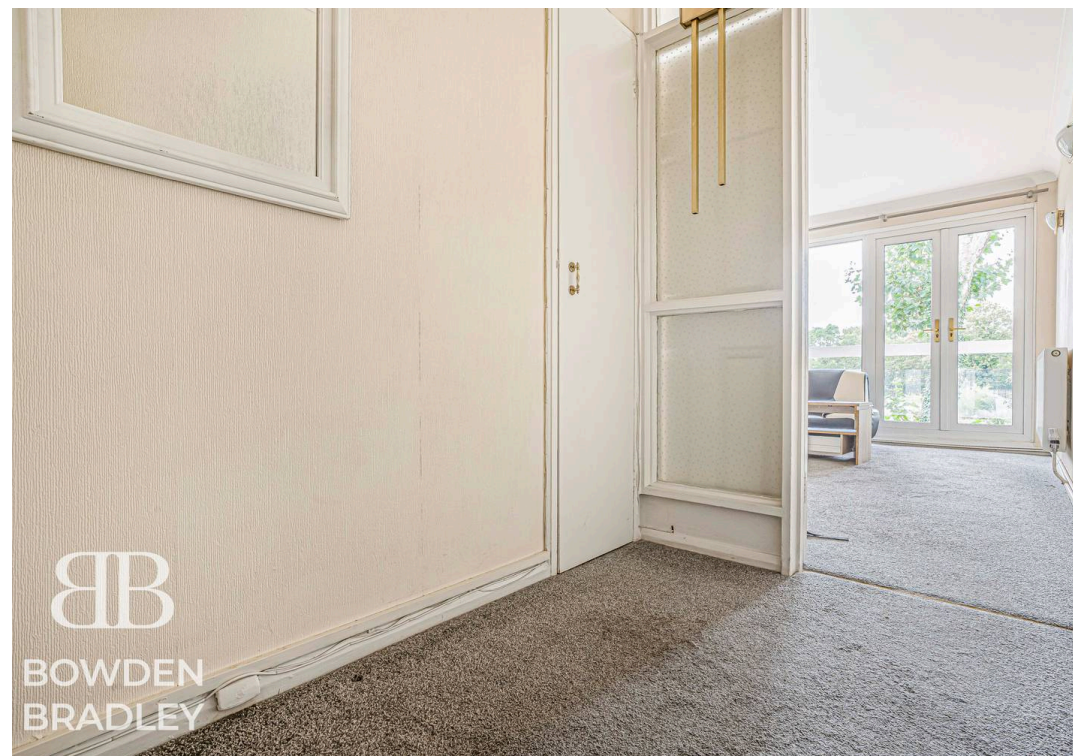
**Kitchen**  
7' 1" x 10' 5" (2.16m x 3.18m)

**Bedroom**  
11' 8" x 14' 6" (3.56m x 4.42m)

**Bedroom**  
12' 1" x 8' 6" (3.68m x 2.59m)

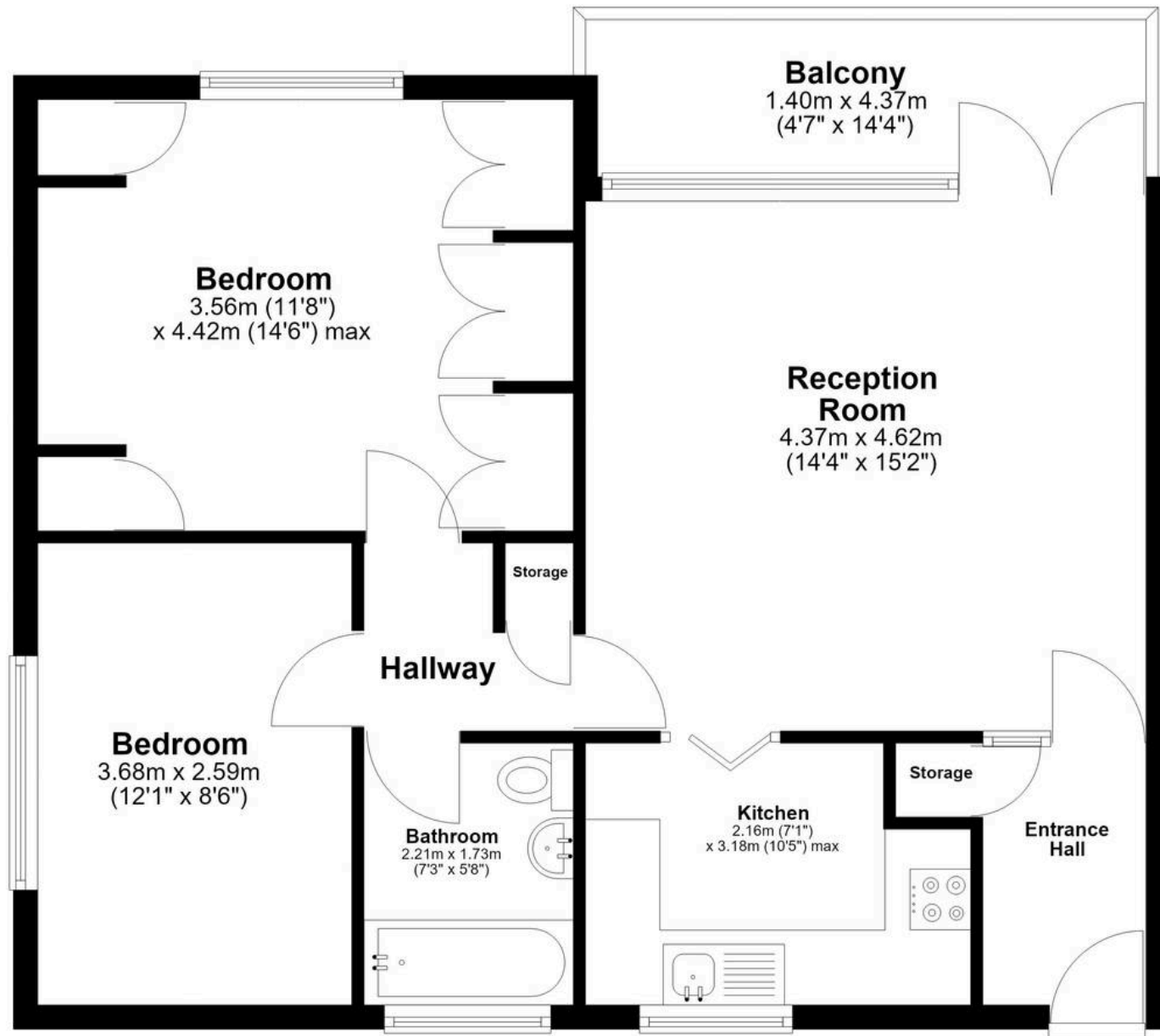
**Bathroom**  
7' 7" x 5' 8" (2.31m x 1.73m)





## First Floor

Approx. 64.2 sq. metres (691.3 sq. feet)  
(excluding Balcony)



Total area: approx. 64.2 sq. metres (691.3 sq. feet)



## Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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