



Breamore Court Breamore Road, Ilford – IG3 9NP

£200,000 Leasehold

Guide Price- £200,000 – £220,000 • 1940s / 1950s Art Deco Style Purpose Built Flat • 2nd Floor • Landscaped Gardens • Juliet Balcony with view overlooking All Saints Church • Close to Goodmayes St (Elizabeth Line) • Close to Green Lane & Goodmayes Rd • Lots of shops, restaurants & lots of other amenities close by • The building has its own style and character



**HIGHCASTLE
ESTATES**

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Guide Price- £200,000 - £220,000. Spacious 1-bed Art Deco flat with period charm, lovely views. Near Goodmayes Station, shops, and amenities. Secure entry, landscaped gardens. Lease is over 130 years.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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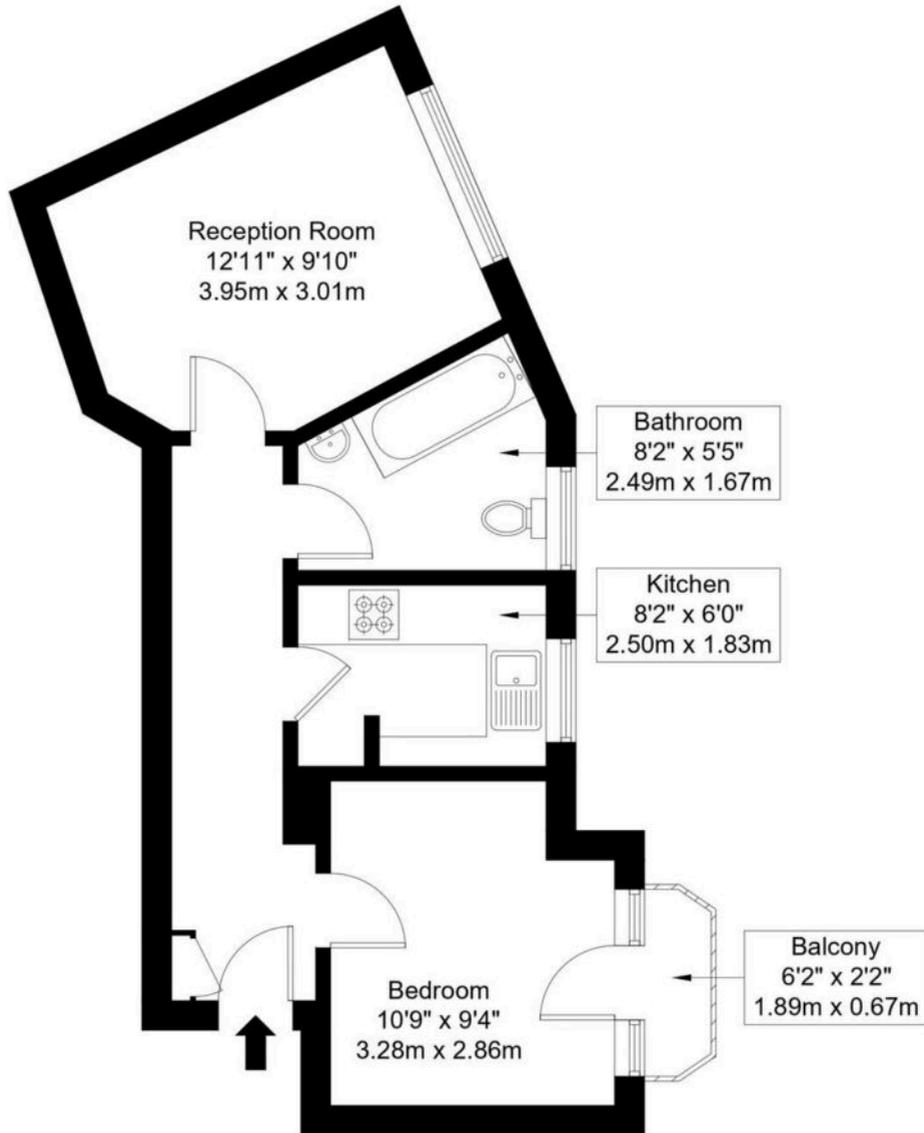
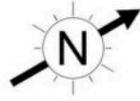


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Approx Gross Internal Area = 38.7 sq m / 417 sq ft

Balcony = 1.2 sq m / 13 sq ft

Total = 39.9 sq m / 430 sq ft



Second Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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