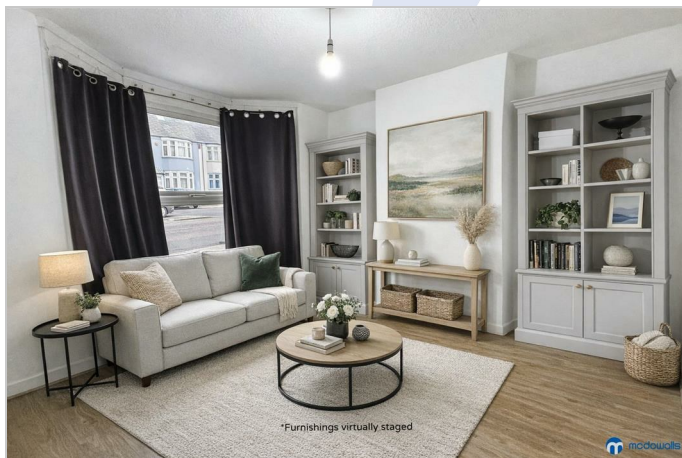


## 143 Green Lane, Ilford, IG1 1XW



**Asking price £399,999**

# 143 Green Lane, Ilford, IG1 1XW

\*\*\* EARLY VIEWINGS RECOMMENDED \*\*\*

McDowalls are excited to present this freshly decorated 2 bedroom home to the sales market. Situated between Ilford and Seven Kings, this home features two upstairs double bedrooms, a large lounge (Could be used as a 3rd bedroom), separate dining area, fitted kitchen, full sized 1st floor bathroom and a large garden to the rear.

Local transport and amenities close by!

TENURE - Freehold

PARKING - Off Street Parking For One Car

LOCAL AUTHORITY - London Borough of Redbridge

COUNCIL TAX - C (£1946 PA)

EPC - Band D

WATER / SEWAGE - Mains

GAS - Mains

ELECTRIC - Mains

## Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.

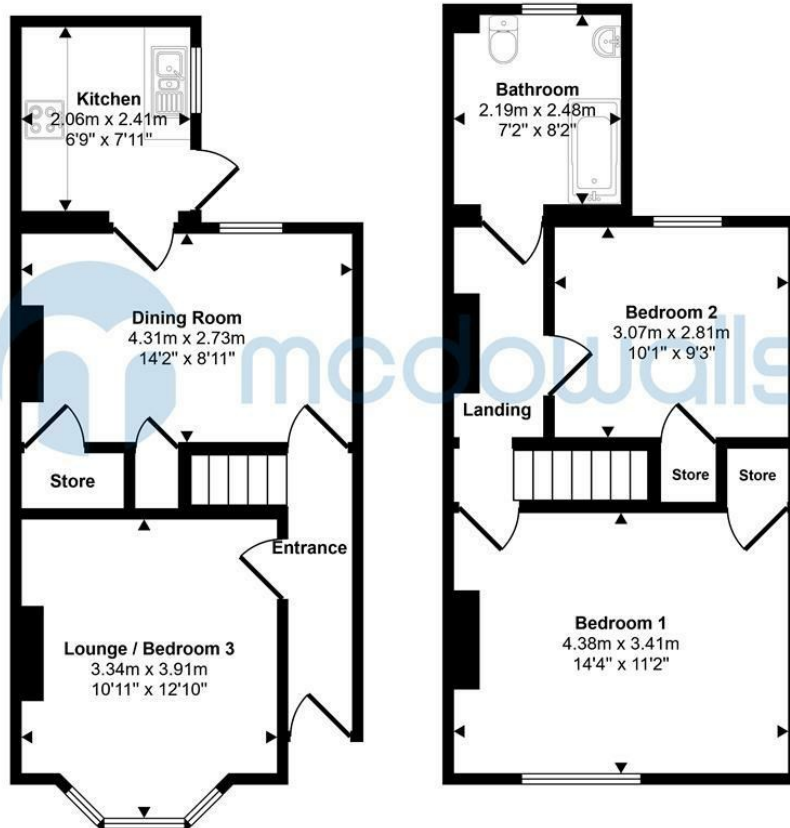
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.

3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.

4. All floor plan measurements are approximate and for illustration purposes only.

5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.

Approx Gross Internal Area  
74 sq m / 795 sq ft

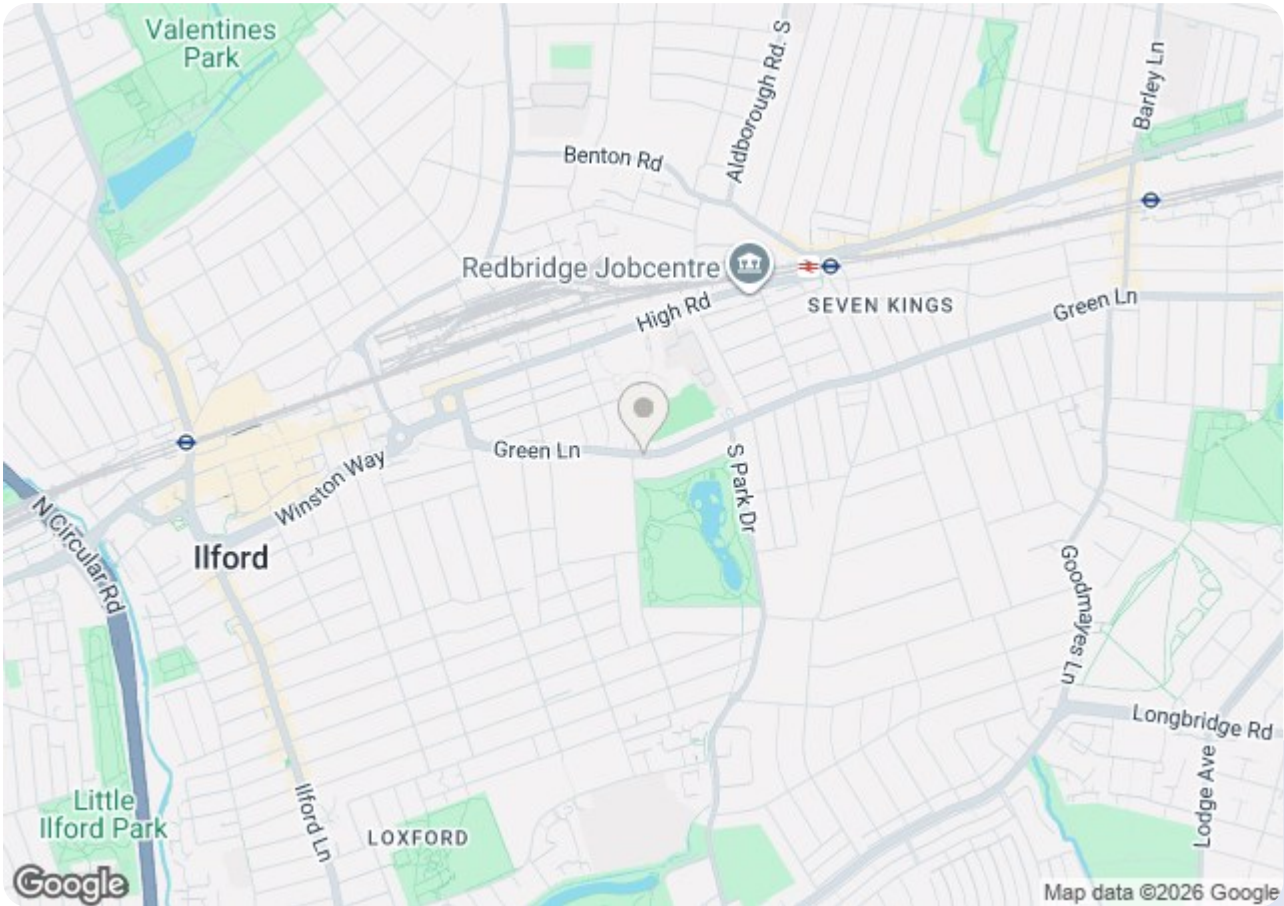



Ground Floor  
Approx 36 sq m / 389 sq ft

First Floor  
Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 E-mail: eastham@mcdowalls.com  
 Website: www.mcdowalls.com



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	