



CHURCHILL
estates



Herbert Road,
Ilford

£250,000

Tenure : Leasehold

Floor Area : 548.00 sq ft

Local Authority : Redbridge

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Churchill estates are proud to bring to market this well-presented one double bedroom property offering a comfortable and practical living space, ideal for first-time buyers or investors.

The property features a bright and airy open-plan kitchen/reception room, thoughtfully designed to maximise space and natural light. The modern layout creates a sociable living environment, perfect for both relaxing and entertaining. Therefore, offering a contemporary feel with efficient use of space, plenty of cupboards and worktop space.

The bedroom is well-proportioned with built in wardrobes. The property also consists of a fully tiled three-piece shower room. A standout feature of this home is the private rear garden, offering valuable outdoor space for leisure, gardening, or outdoor dining.

The property benefits from double glazing, gas central heating and a long lease of 145 years. There are excellent transport links and local conveniences. Nearby railway stations include Seven Kings railway station (0.3 miles), Ilford railway station (1.4 miles), and Goodmayes railway station (0.9 miles), all providing direct access into Central London and surrounding areas.

Families are well served by a selection of reputable schools in the vicinity, including Seven Kings School (0.7 miles) and South Park Primary School (0.4 miles), making the area particularly appealing for those with children.

A range of local amenities can be found nearby, including supermarkets, cafes, restaurants, parks, and healthcare facilities, all contributing to the convenience of daily living.

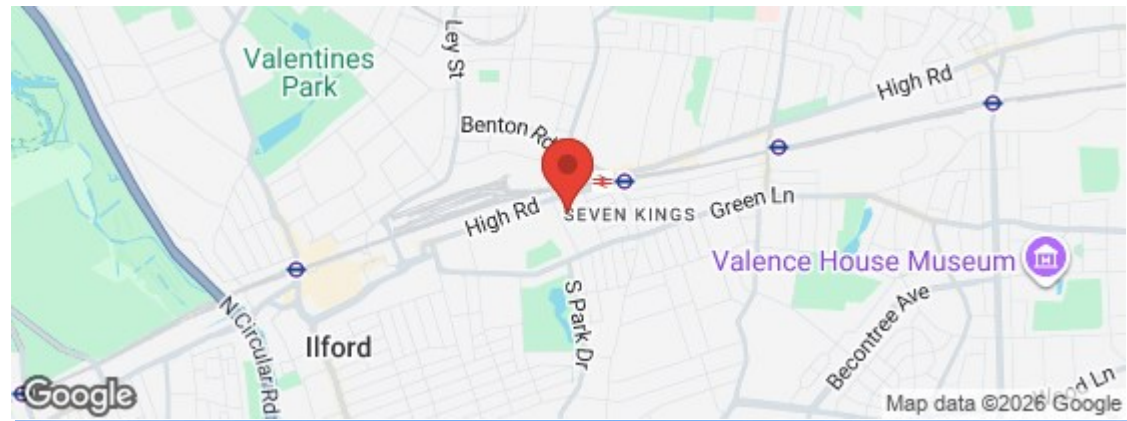
For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

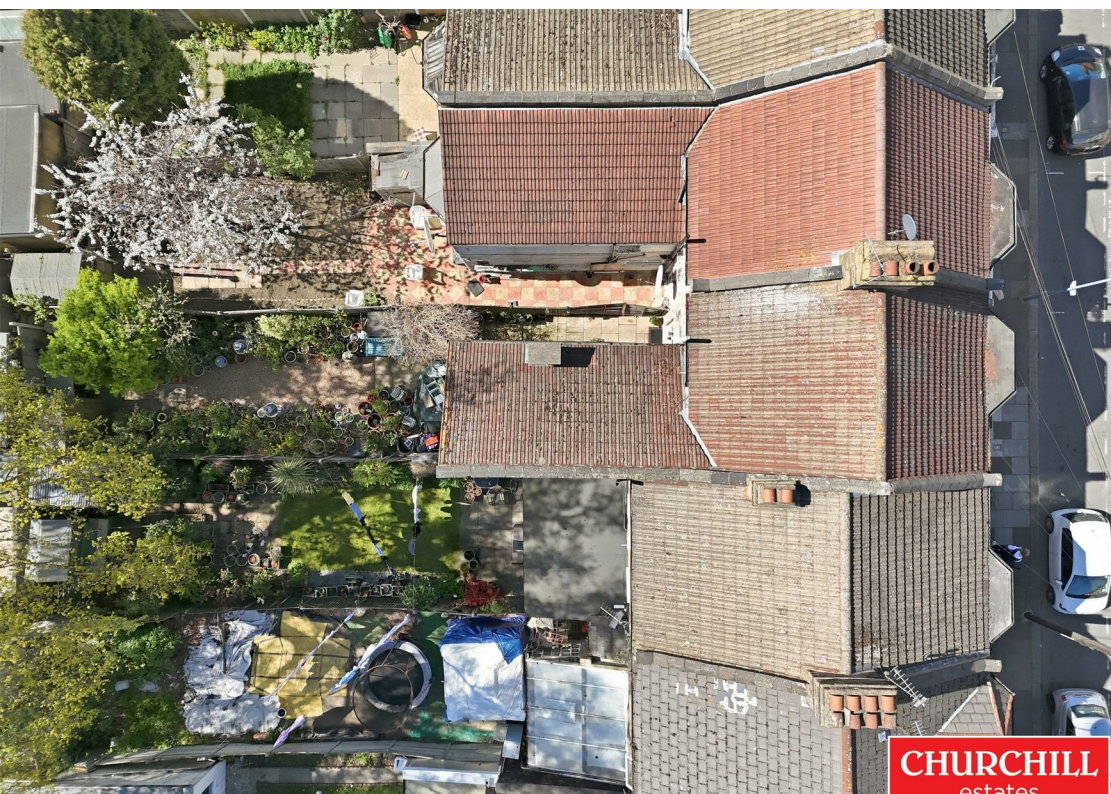






- Being sold with no onward chain
- Ground floor flat
- Modern fully tiled three-piece shower room
- Long lease of 145 years
- (0.3 miles) to Seven Kings railway station
- Spacious one double bedroom
- Contemporary fitted kitchen
- Private rear garden
- Ideal for first-time buyers or investors
- Within close proximity to schools in the vicinity, including Seven Kings School (0.7 miles) and South Park Primary School (0.4 miles)





Ground Floor
Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 50.0 sq. metres (537.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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