PROFESSIONALS IN PROPERTY SINCE 1880

54/56 Barking Road
East Ham, London E6 3BP
Telephone: (020) 8472 4422
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141 Green Lane, Ilford, IG1 1XW







Offers in excess of £399,500

141 Green Lane, Ilford, IG1 1XW

*** EARLY VIEWINGS RECOMMENDED ***

McDowalls are excited to present this freshly decorated 3 bedroom home to the sales market. Situated between Ilford and Seven Kings, this home features three upstairs double bedrooms, a large lounge (Could be used as a 4th bedroom), separate dining / kitchen area, full sized ground floor bathroom and a large garden to the rear.
Double Glazed & Gas Central Heating

Local transport and amenities close by!

GUIDE PRICE - £415,000
TENURE - Freehold
PARKING - Off Street Parking For One Car on Driveway
LOCAL AUTHORITY - London Borough of Redbridge
COUNCIL TAX - Band C (£1946pa)
EPC - Band D (Expires Oct 2034)
WATER / SEWAGE - Mains
GAS - Mains
ELECTRIC - Mains

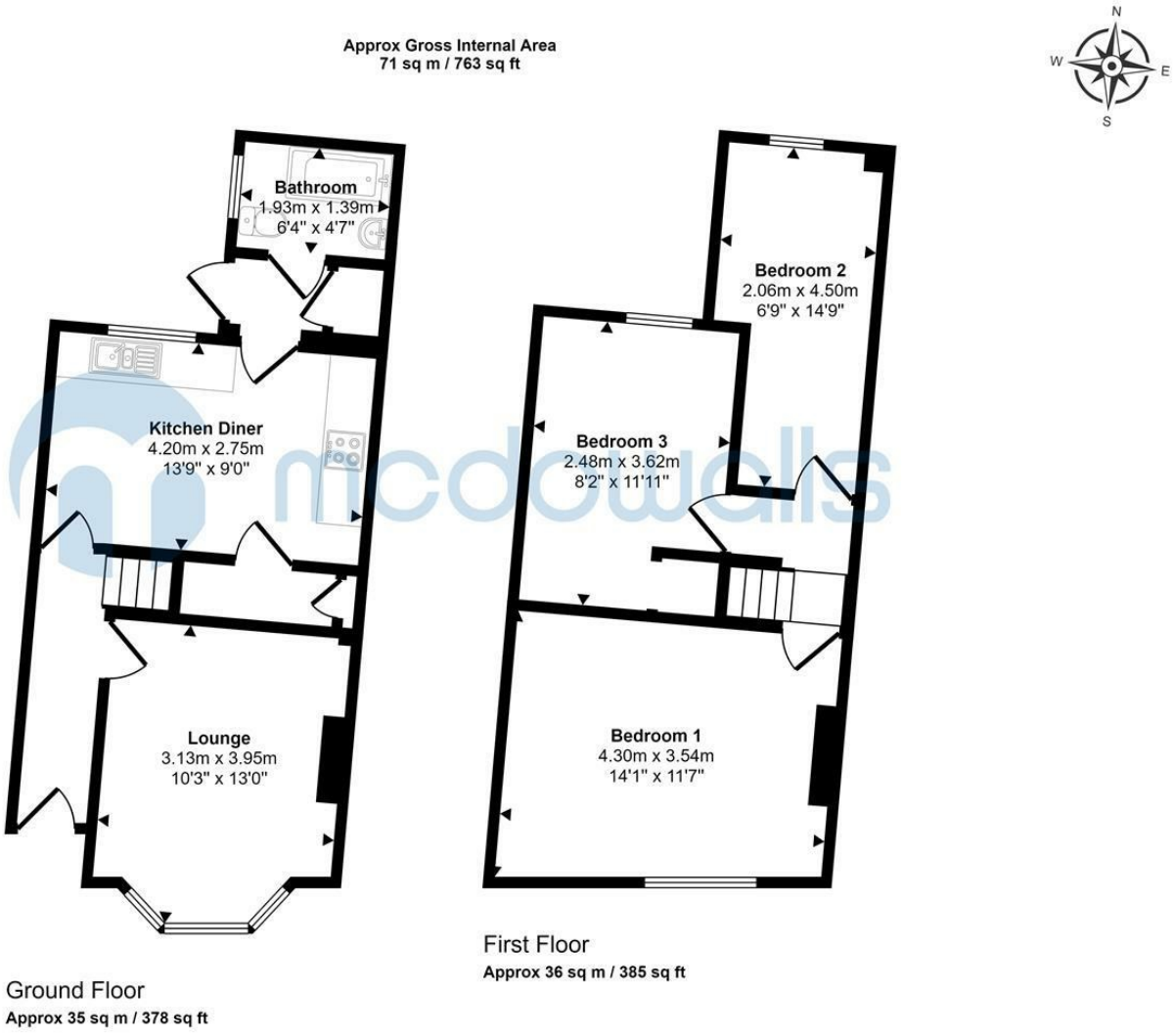
Important Note
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.

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.

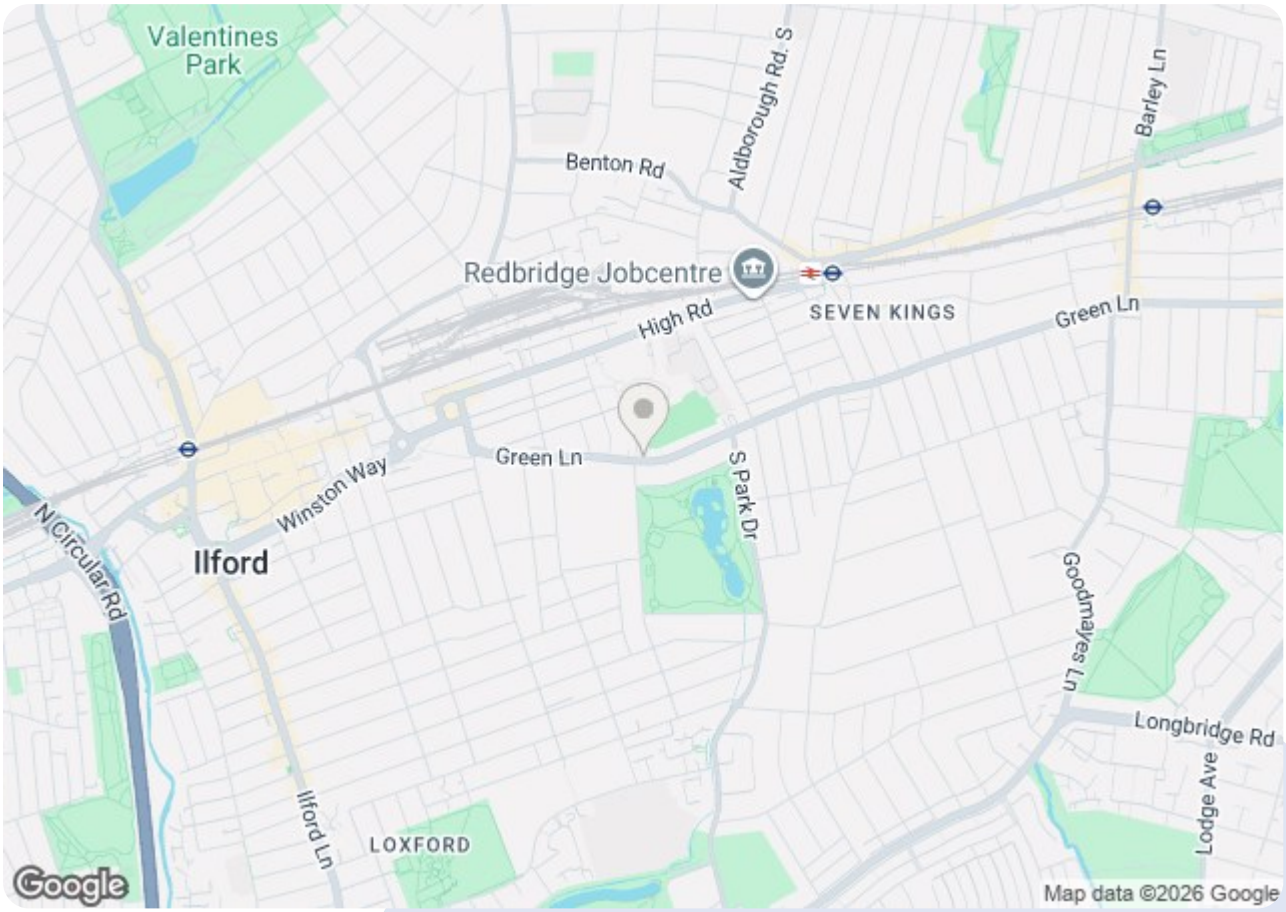
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.



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Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

RICS

McDowalls Surveyors Limited is a Limited Company registered in England under number 07441868
Its registered office is at Faulkner House, Victoria Street, St Albans, Herts. AL1 3SE

VAT Reg. No. 102198152 Regulated by RICS