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Ilford Hill
Ilford, Essex IG1 2DG
Price guide £340,000

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*** CHAIN FREE *** Arbon & Miller are delighted to offer this two bedroom two bathroom apartment in this prime modern development in the heart of Ilford only a stones throw from Ilford mainline station and Ilford Town centre. The property has been maintained to a high standard and comprises of two double bedroom, 2 bathrooms one being en-suite, open plan reception and kitchen which leads onto a large balcony providing great views and space for entertaining inside and outside. The apartment is surrounded by an abundance of local amenities such as Ilford Town centre, shops, restaurants, places of worship and fantastic transport links. We believe this wonderful apartment in Valentines House would make the perfect home for a small family, professionals or couples who value convenience but still want to be close to excellent schools and outdoor space.

COMMUNAL ENTRANCE HALL

Security entry phone system, CONCIERGE, communal post box, lift to all floors.

OPEN PLAN LOUNGE/KITCHEN 25'1 x 12'7 to extremes (7.65m x 3.84m to extremes)

Storage cupboards, double radiator, double glazed door with fixed sidelights leading to BALCONY. Range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, inset stainless steel sink unit with mixer tap, four burner electric hob with extractor fan over, undercounter oven, integrated fridge/freezer and washing machine, spotlights to ceiling, wood strip flooring.

BEDROOM ONE 17'11 x 9'9 to extremes (5.46m x 2.97m to extremes)

Double glazed window with fixed sidelight, double radiator, spotlights to ceiling, fitted cupboard, door to:

ENSUITE BATHROOM 7'2 x 7'2 (2.18m x 2.18m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail,

tiled floor, part tiled walls, extractor fan, spotlights to ceiling.

BEDROOM TWO 17'11 x 9'9 to extremes (5.46m x 2.97m to extremes)

Double glazed window with fixed sidelight, spotlights to ceiling, double radiator.

BATHROOM 9'9 x 9'4 to extremes (2.97m x 2.84m to extremes)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled floor, part tiled walls, extractor fan, spotlights to ceiling.

LEASE

242 years remaining

SERVICE CHARGE

£4,064 per annum

GROUND RENT

£512 per annum - The seller is currently liaising formally with the Freeholders regarding a Statutory Lease Extension which means the lease can be extended under the Leasehold Reform Act which

removes the ground rent (set to peppercorn = £0) and new lease terms are more lender friendly.

COUNCIL TAX

London Borough of Redbridge - Band D

AGENTS NOTE (LEASE ETC)

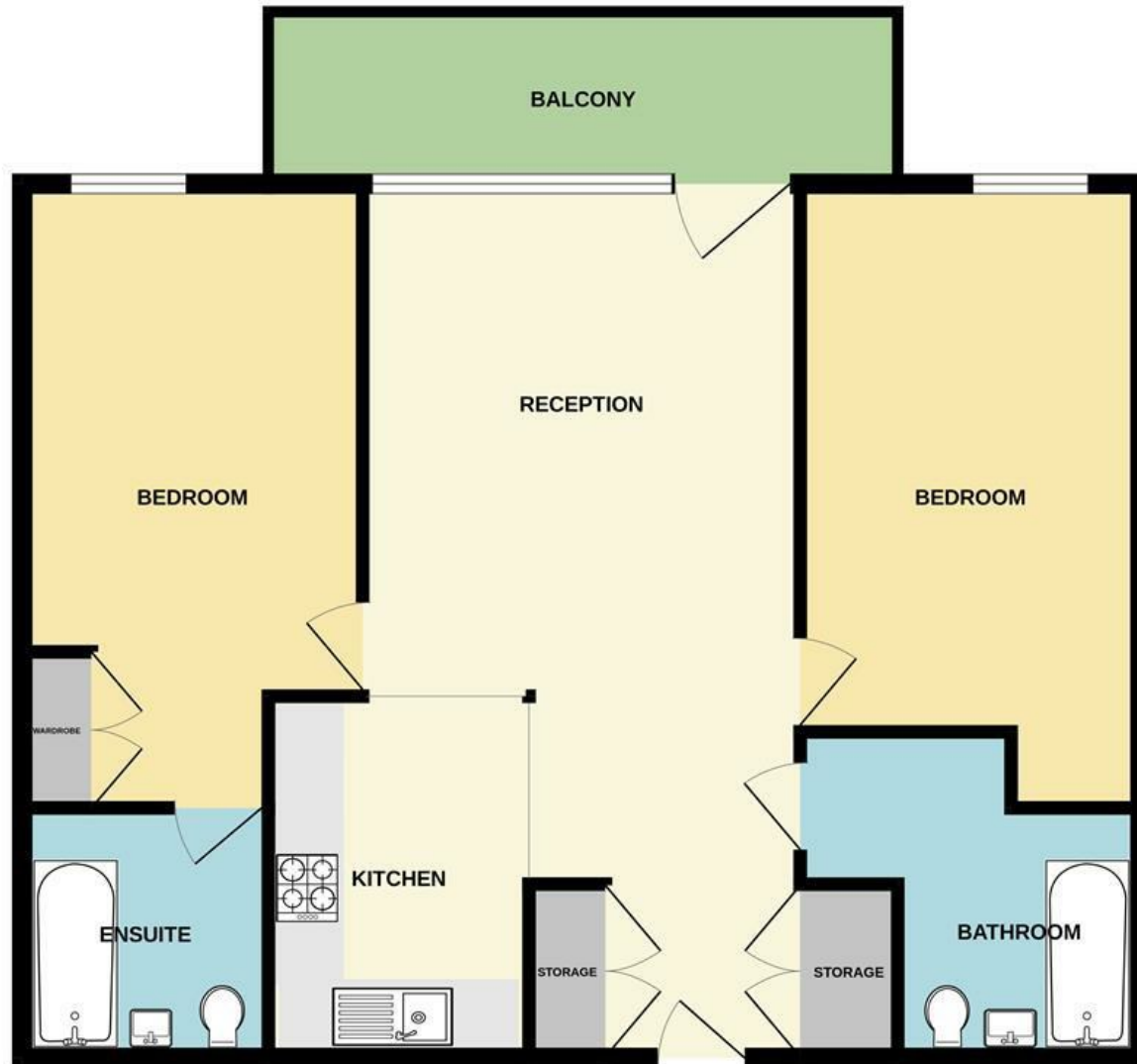
The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

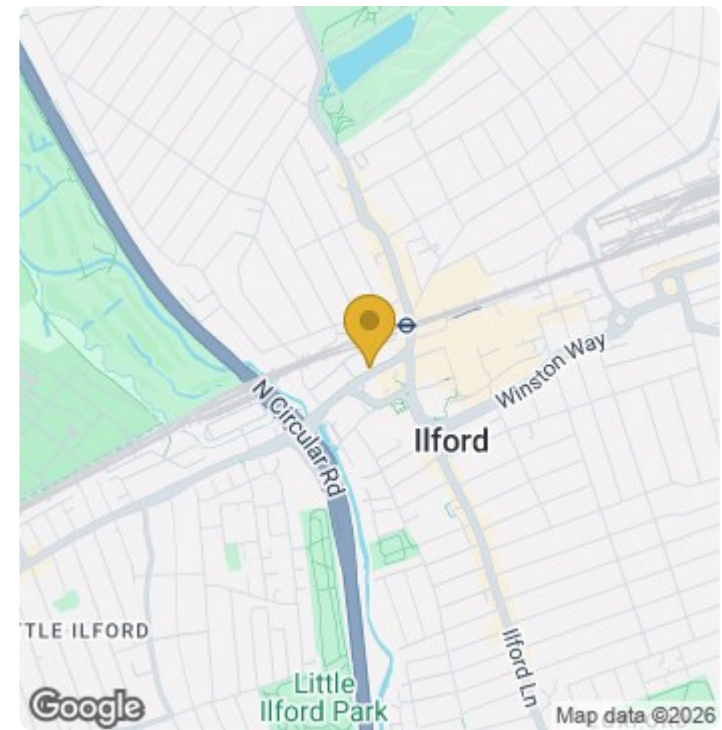


VALENTINES HOUSE
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

