



Asking Price £300,000



TENURE : LEASEHOLD

Fullwell Avenue, IG5 0XA

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Cranbrook Lettings Ltd

713 Cranbrook Rd, Ilford, IG2 6RJ

ilford@cranbrooklettings.com | 02085502600

Website: <https://cranbrooklettings.com/>

- Lounge

- Kitchen

- Bedroom One

- Bedroom Two

- Bathroom/WC

- Large Private Rear Garden

- Double Glazing

- Central Heating

- Close to Bus Services & Claybury Park.

We are delighted to offer this spacious first floor two bedroom maisonette, presented in excellent decorative condition and situated close to local amenities, including the delightful Claybury Park with its picturesque lake, Ancient Woodland and Children's Play Area .

Located on Fullwell Avenue in Ilford, this two-bedroom first floor maisonette presents a functional living space ideal for those seeking a practical home. The property features one bathroom and a reception area, providing a comfortable environment for daily activities. The kitchen is equipped with essential appliances and offers a view of the surrounding area, enhancing the sense of space and light.

The maisonette benefits from off-road parking, ensuring convenience for vehicle owners. Additionally, the property includes a garden, offering outdoor space for relaxation or gardening activities.

Ilford is known for its diverse amenities, including shopping centers, parks, and schools, making it a convenient location for residents. The area is well-served by public transport, providing easy access to surrounding regions and central London. Overall, this maisonette offers a straightforward living experience with essential features and a convenient location in Ilford, United Kingdom.

Lease - 911 years remaining.

Service charge : Nil

Ground Rent - £300.00 per annum includes ground rent and insurance.

Council Tax - London Borough of Redbridge - Band B

EPC Rating :C .

Agents Note (Lease Etc) - The above details have been provided in good faith and will need to be verified by the respective solicitors.

Cranbrook Lettings Ltd is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as

accurate as possible. Please inform us if you become aware of any information being inaccurate.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	71	78
EU Directive 2002/91/EC		

Address: London, IG5

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