



For Sale

Apartment

Ilford Hill | Ilford | IG1

Asking Price £81,000 | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

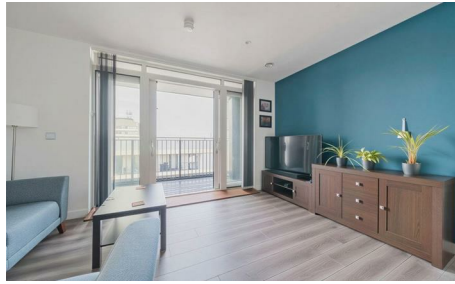
- Shared Ownership
- One-Bedroom Apartment
- Private Balcony
- Lift Access | Eight-Floor
- Communal Gardens
- Private Cycle-Storage
- 2-3 min walk to Elizabeth Line (Ilford)
- 100% Own. available at £270,000.00
- Council Tax Band - C Redbridge
- Leasehold | Chain Free

FREEDOM TO MOVE



Hawks

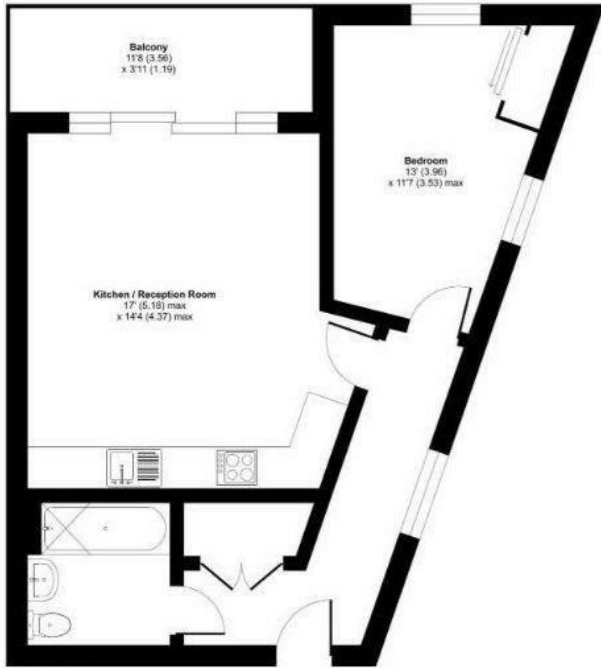




Hutton Court, 43 Ilford Hill, Ilford, IG1

Approximate Area = 551 sq ft / 51.1 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

Hawks Estate Agents are pleased to present this modern and spacious, CHAIN FREE one-bedroom apartment in central Ilford, available for Shared Ownership (30% share) as well as full purchase.

The property comprises a large open-plan living area with a modern fitted kitchen and access to a private balcony, an entrance hall, a well sized bedroom, and a contemporary bathroom with a shower over the bath.

Key Information:

Price: £81,000 for a 30% share (based on a full market value of £270,000)

Monthly Service Charge: £184.90

Total Monthly Charge: £714.07 (mortgage payment including rent).

Annual rent increase: April each year

The property is ideally located in the heart of Ilford, with Ilford Station and the Elizabeth Line just a short 2-3 minute walk away, providing fast and convenient connections to central London, making it ideal for commuters. The apartment also benefits from close proximity to a wide range of shops, restaurants, and leisure facilities, including the Exchange Ilford Shopping Centre.

Additional Information

Tenure: Leasehold

Lease Remaining: 118 years

EPC Rating: B

Council Tax Band: C (London Borough of Redbridge)

This is a must-see property. To arrange a viewing, please call 0203 002 6769.



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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

