



Piper Way, Ilford, IG1 4FE

£250,000





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Piper Way

Iford, IG1 4FE

- EPC B
- Lounge
- Two bathrooms
- CHAIN FREE
- Two bedrooms
- Kitchen
- Parking for one car

We are acting in the sale of the above property and have received an offer of £247,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Welcome to this charming flat (2nd floor) located on Piper Way in the vibrant area of Iford. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features two bathrooms, ensuring convenience and privacy for all occupants.

Situated in a lively neighbourhood, this flat benefits from excellent local amenities, including shops, restaurants, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links, making commuting to central London a breeze.

This property presents a wonderful opportunity for anyone looking to enjoy the comforts of modern living in a sought-after location. Whether you are a first-time buyer or an investor, this flat on Piper Way is certainly worth considering. Don't miss the chance to make this lovely space your own.



ENTRANCE

LOUNGE/KITCHEN

24'8" x 11'11" (7.54m x 3.65m)

BEDROOM ONE

10'0" x 9'9" (3.07m x 2.99m)

EN-SUITE

8'3" x 3'6" (2.54m x 1.09m)

BEDROOM TWO

10'0" x 8'7" (3.05m x 2.64m)

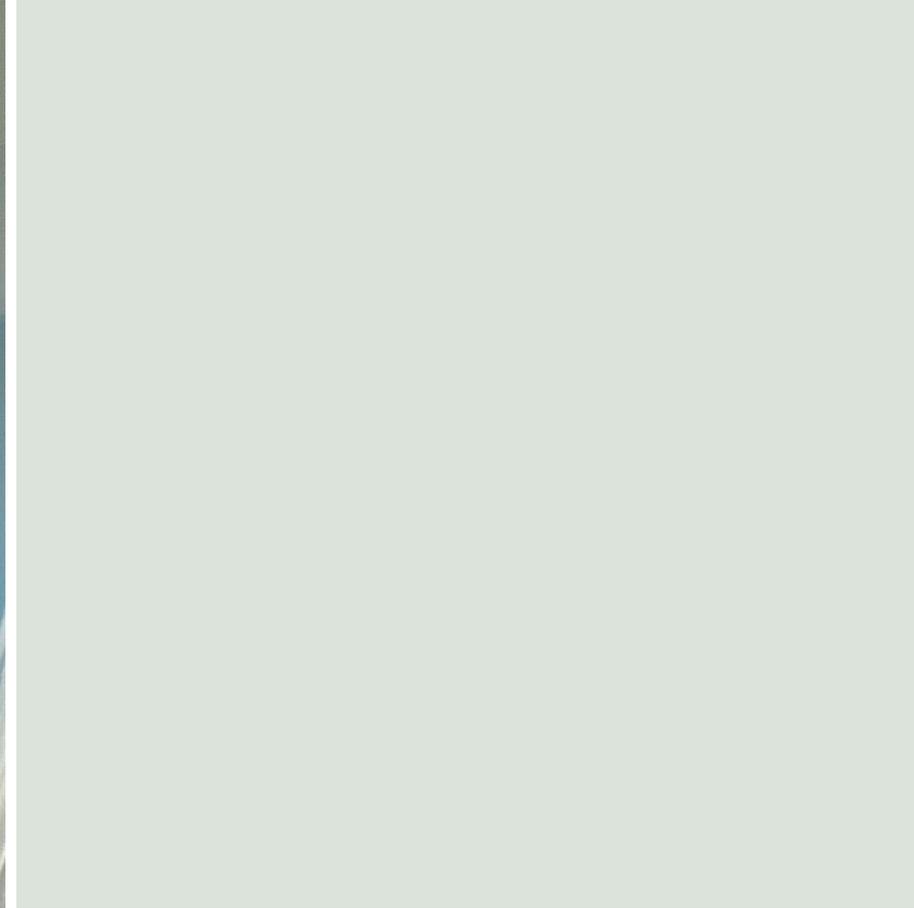
BATHROOM

7'7" x 5'10" (2.32m x 1.78m)

EXTERIOR

AGENTS NOTE

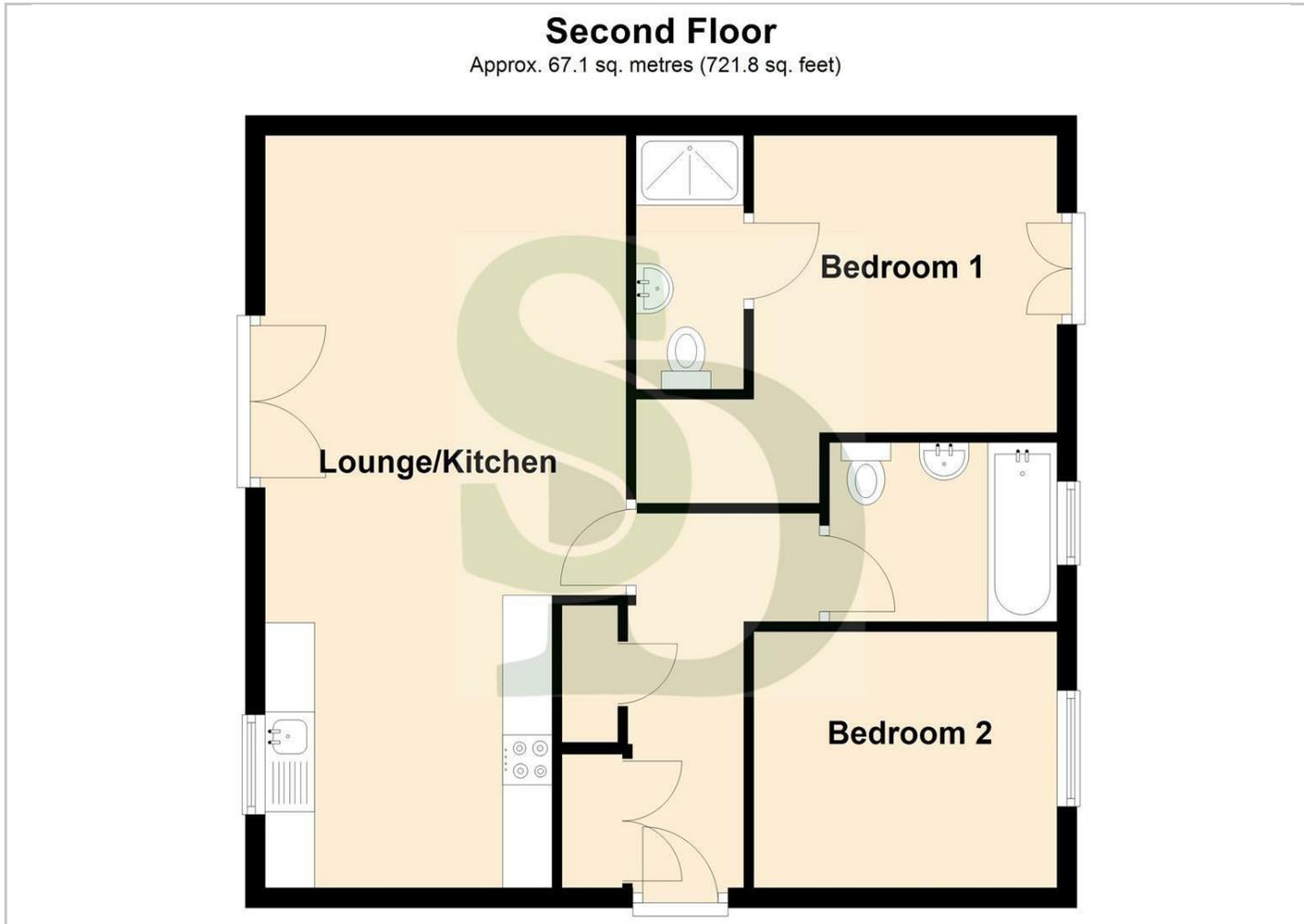




Directions



Floor Plans



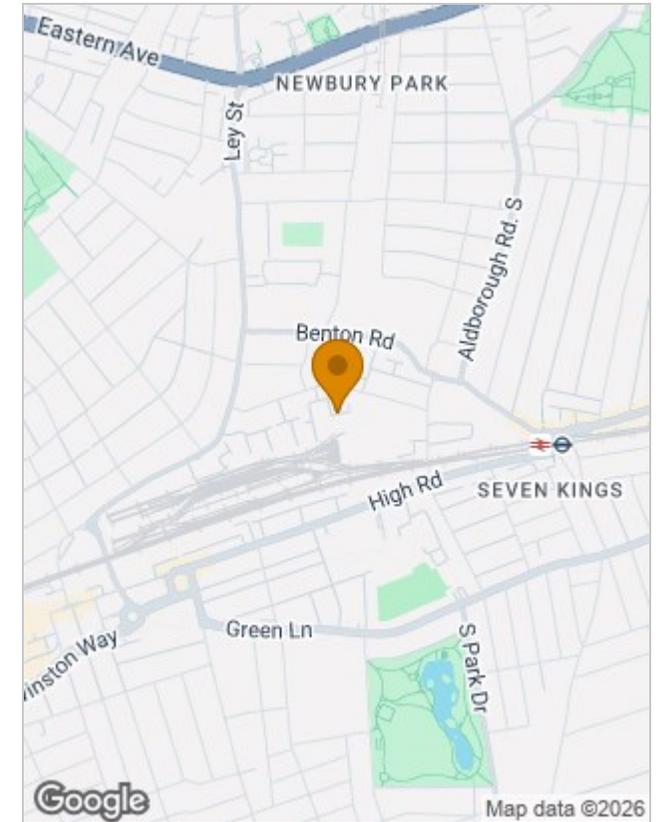
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	