



## New North Road, Ilford, IG6 3EJ

Guide Price £450,000

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- "German Nobilia" Modern Kitchen With Ample Storage High End Appliances & Stone Worktops
- Fully Tiled Shower Room, Mirrored Cabinetry With Built In Speaker System
- Driveway Parking For One Car & Electric Charger Point
- New 999 Year Lease
- Stylishly Renovated With Panelled Walls, Oak Flooring & Spotlights Throughout
- Open Plan Kitchen/Living Room With Skylight Ceiling
- Private South Facing Rear Garden
- Triple Glazed Windows, Sound Proofing, Insulated Internal & External Walls

# New North Road, Ilford, IG6 3EJ

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Nestled on New North Road in the vibrant area of Hainault, this charming newly refurbished ground floor garden flat offers a delightful living experience. Spanning an impressive 659 square feet, the property features a newly designed open plan kitchen/reception room, perfect for both relaxation and entertaining guests.

The stylish kitchen which is "German Nobilia" has been thoughtfully designed with a high end finish including stone worktops, strip lighting, skylights, bi fold doors, and integrated appliances to include, Bora hob, Siemens Oven/Microwave, Fridge/Freezer & Dishwasher.

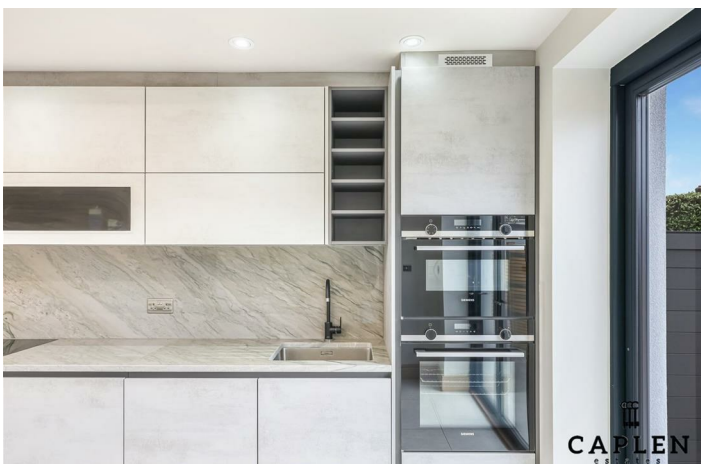
The flat comprises two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office. The modern fully tiled fitted bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the private south facing rear garden which is fully paved accessible via bi fold doors from the kitchen. Additionally the private parking for one vehicle, with electric charger point is a rare find in urban settings, making it an ideal choice for those with multiple cars or visitors.

With its prime location, this flat is well-connected to local amenities, transport links, and green spaces, making it a perfect retreat in the heart of Ilford. Whether you are looking to invest or find a new home, this property presents a wonderful opportunity to enjoy comfortable living in a thriving community.



Council Tax Band: D



Lounge Area

3.56m x 2.82m (11'8" x 9'3")

Kitchen/Dining Area

4.60m x 3.33m (15'1" x 10'11")

Bedroom 1

3.68m x 3.51m (12'1" x 11'6")

Bedroom 2

4.60m x 2.49m (15'1" x 8'2")

Shower Room

3.10m x 1.40m (10'2" x 4'7")

Garden

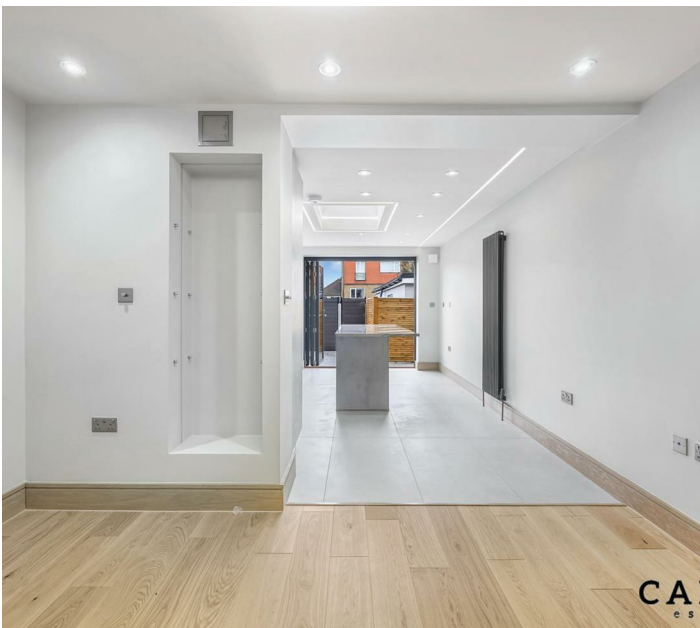
6.10m x 6.02m (20' x 19'9")

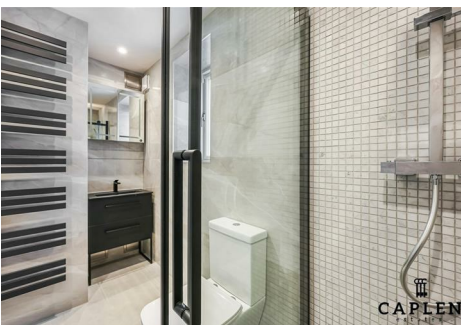
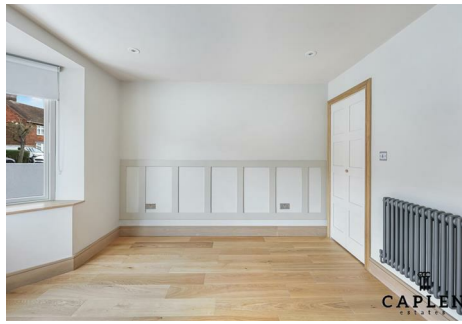
### Ground Floor

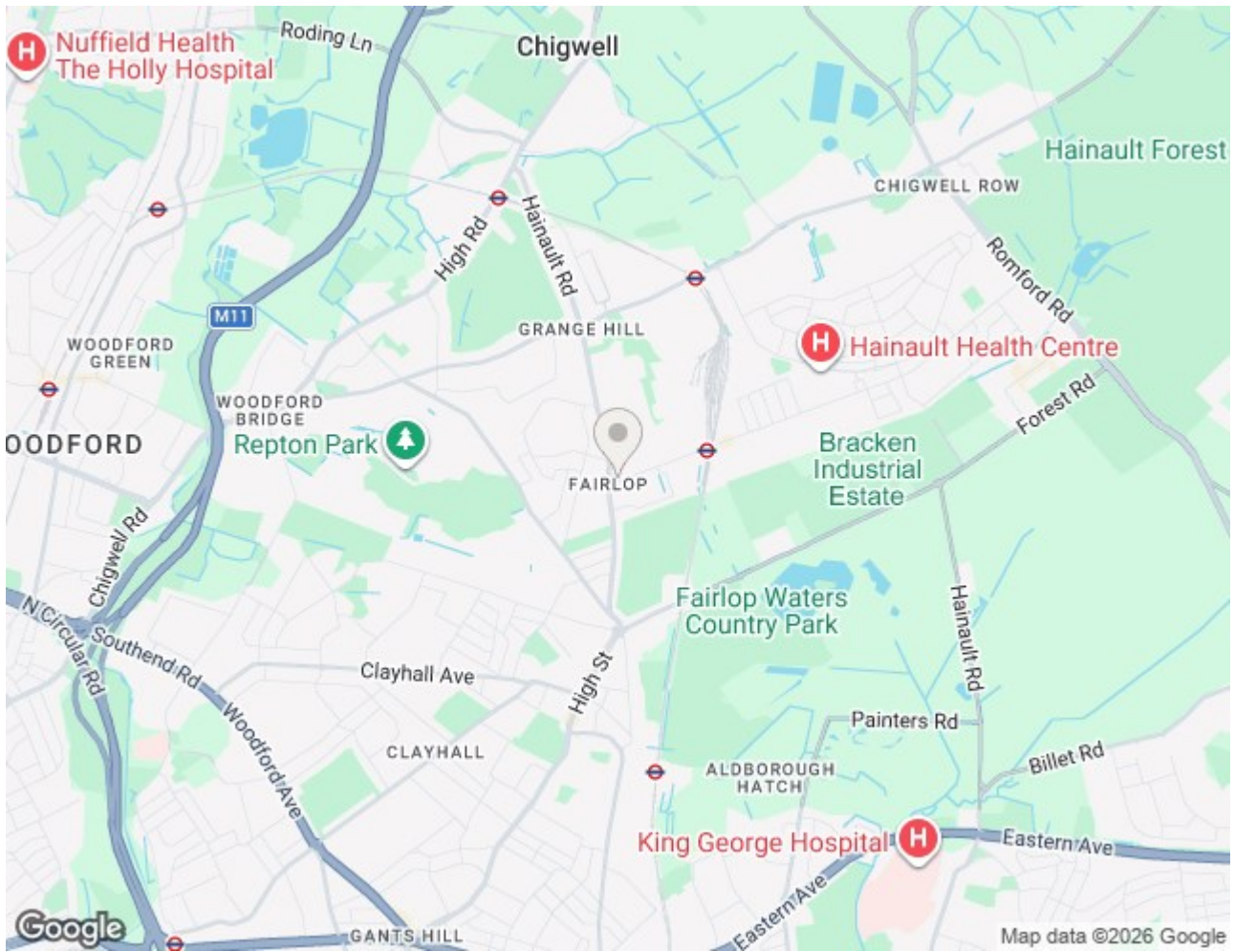
Approx. 61.2 sq. metres (658.9 sq. feet)



Total area: approx. 61.2 sq. metres (658.9 sq. feet)







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

EPC Rating:

B

Council Tax Band

D

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.