



Albert Road, Ilford, IG1 1NG

Offers In Excess Of £200,000





# Albert Road

Iford, IG1 1NG

- EPC RAIN TG D
- One bedrooms
- Kitchen
- CHAIN FREE
- Ground floor flat
- Lounge
- Circa 96 year lease

GUIDE PRICE £210,000 to £220,000

Welcome to this charming ground floor flat located on Albert Road in the vibrant area of Iford. This purpose-built property, offers a delightful living space that is both practical and inviting.

The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. The single bedroom provides a cosy retreat, ideal for rest and relaxation. The bathroom is conveniently situated, ensuring ease of access for both residents and visitors alike.

With a 96-year lease, this property presents a fantastic opportunity for first-time buyers or those looking to downsize. The flat is chain-free, allowing for a smooth and hassle-free purchase process.

Situated in a lively neighbourhood, residents will benefit from a range of local amenities, including shops, restaurants, and excellent transport links, making it easy to explore the wider area.

This property is a wonderful opportunity to own a comfortable home in a sought-after location. Don't miss your chance to view this delightful flat and envision your new life in Iford.

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## ENTRANCE

## LOUNGE

15'10" x 10'0" (4.85m x 3.07m)

## KITCHEN

9'8" x 6'2" (2.97m x 1.88m)

## BEDROOM ONE

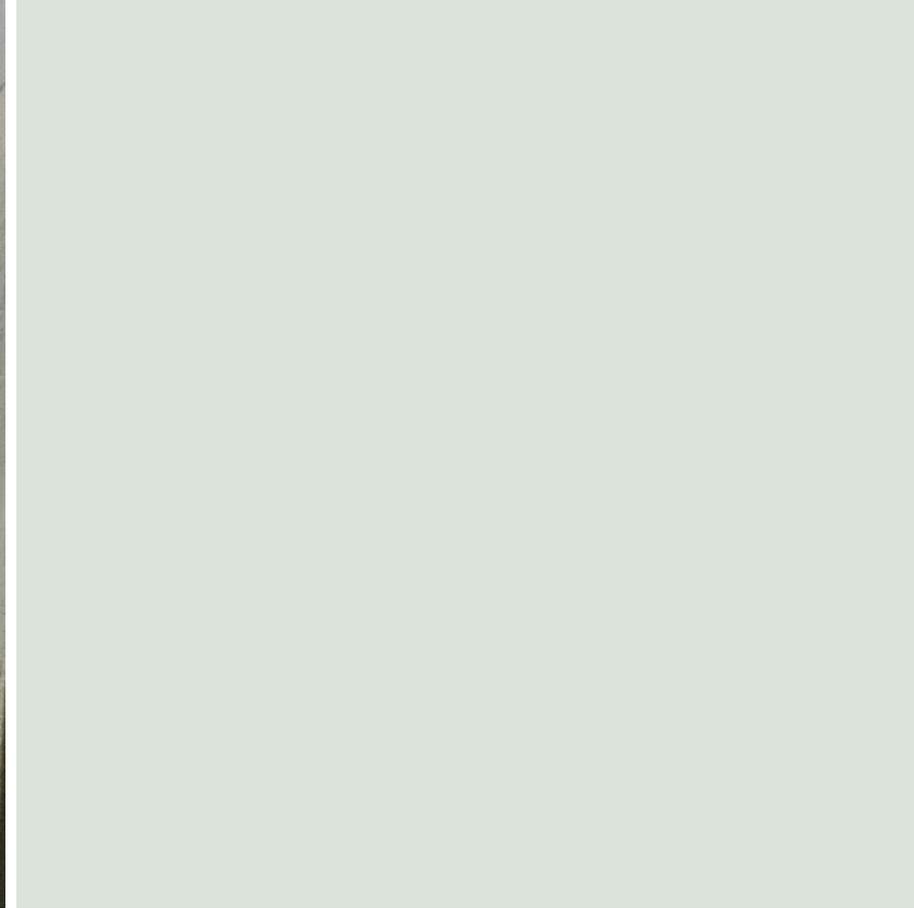
13'6" x 7'10" (4.13m x 2.41m)

## BATHROOM

7'1" x 6'6" (2.17m x 1.99m)

## EXTERIOR

## AGENTS NOTE

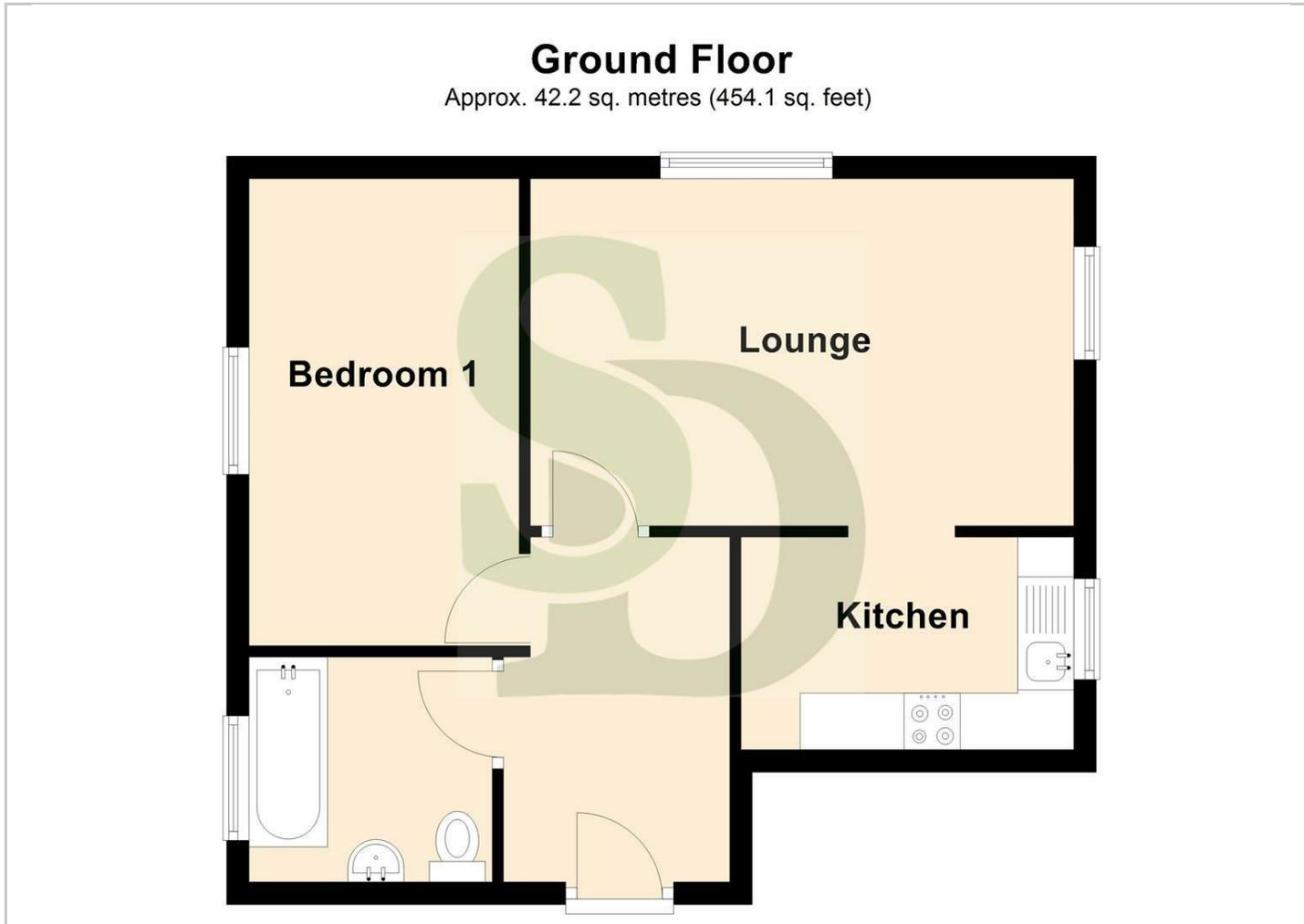


Directions





## Floor Plans



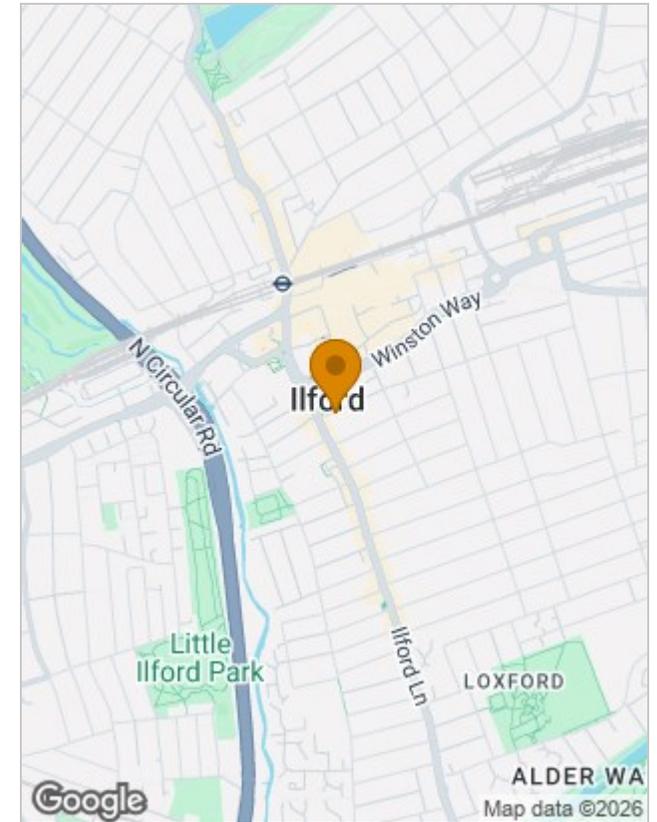
## Viewing

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

