



Axon Place, Ilford, IG1 1NH

£210,000



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# Axon Place

Ilford, IG1 1NH

- EPC B
- Two bedrooms
- Two bathrooms
- Lounge
- Kitchen
- CHAIN FREE
- Circa 133 year lease
- Close to Ilford Town
- Sold as seen
- CASH BUYERS ONLY

CHAIN FREE - CASH BUYERS - SOLD AS SEEN

Welcome to this charming seventh-floor flat located in the desirable area of Axon Place, Ilford. This property offers a wonderful opportunity for investors, boasting a generous layout that includes two well-proportioned bedrooms and a comfortable reception room, perfect for relaxation or entertaining guests.

The flat features a bathroom that is conveniently situated, ensuring ease of access for all residents. With a lease of approximately 133 years remaining, you can enjoy peace of mind regarding ownership for many years to come. The property is being sold as seen, providing a straightforward purchase for those looking to move in without delay.

One of the standout features of this flat is its proximity to public transport, making it an ideal choice for commuters or those who enjoy the convenience of easy access to local amenities and the vibrant life of Ilford. The area is well-served by various transport links, ensuring that you can travel with ease to nearby towns and the heart of London.

Additionally, this property is chain free, allowing for a smooth and efficient transaction. Whether you are looking to make this flat your new home or seeking a promising investment opportunity, this property at Axon Place is certainly worth considering. Don't miss the chance to view this delightful flat and envision the possibilities it holds for you.



## ENTRANCE

## LOUNGE

13'8" x 10'8" (4.18m x 3.26m)

## KITCHEN

10'8" x 8'2" (3.26m x 2.50m)

## BEDROOM ONE

10'8" x 9'10" (3.27m x 3.02m)

## EN-SUITE

5'6" x 5'6" (1.68m x 1.68m)

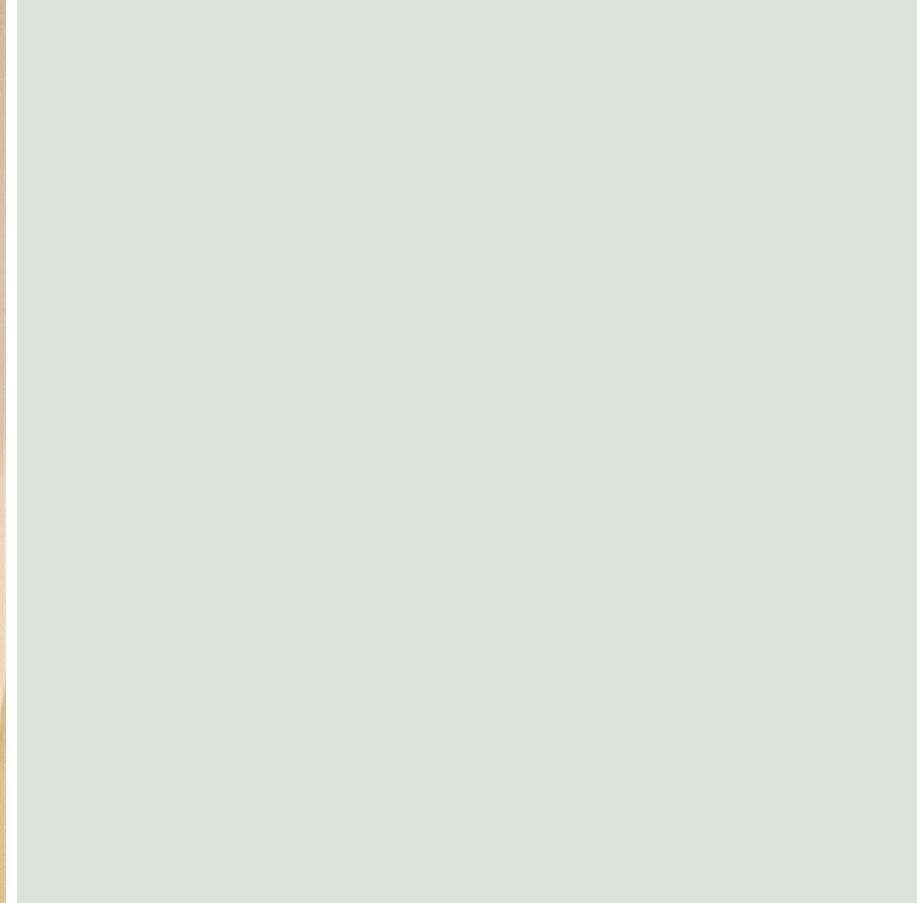
## BEDROOM TWO

11'0" x 8'2" (3.36m x 2.50m)

## BATHROOM

7'0" x 6'5" (2.14m x 1.96m)

## AGENTS NOTE



Directions





## Floor Plans



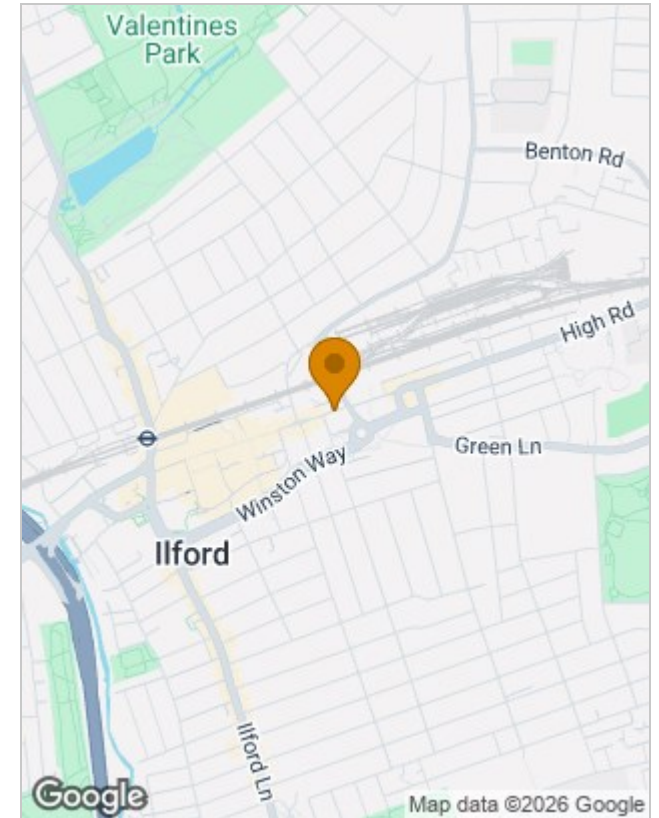
## Viewing

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) <b>A</b>		
(81-91) <b>B</b>	81	81
(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	