

**SD** Sandra Davidson  
ESTATE AGENTS



5 Teal Road, Ilford, IG3 8FS  
Offers In Excess Of £400,000

 2  1  1  B



Offers In Excess Of £400,000

# 5 Teal Road

Ilford, IG3 8FS

- EPC RATING B
- Lounge/Kitchen
- Circa 999 year lease
- Close to Elizabeth Line (Zone 4)
- Two bedrooms
- Bathroom
- CHAIN FREE
- Local amenities

Welcome to this modern purpose-built flat (13th Floor) located in the desirable area of Starling Heights, Seven Kings. This charming property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even investors looking for a rental opportunity. The flat features a spacious reception room that provides a comfortable space for relaxation and entertaining guests.

One of the standout features of this property is its convenient location. It is situated close to public transport, including the Elizabeth Line, which offers excellent connectivity to central London and beyond. This makes commuting a breeze and opens up a world of possibilities for both work and leisure.

The flat is offered chain-free, allowing for a smooth and hassle-free purchase process. Additionally, it comes with a remarkable circa 999-year lease, providing peace of mind for years to come.

Whether you are a first-time buyer or looking to downsize, this modern flat in Starling Heights presents a fantastic opportunity to enjoy contemporary living in a vibrant community. Don't miss your chance to make this lovely property your new home.



## ENTRANCE

LOUNGE/KITCHEN 26'10" x 10'5" (8.20m x 3.20m)

BEDROOM ONE 17'8" x 9'10" (5.40m x 3.00m)

BEDROOM TWO 13'9" x 8'6" (4.20m x 2.60m)

BATHROOM 8'2" x 7'10" (2.50m x 2.40m)

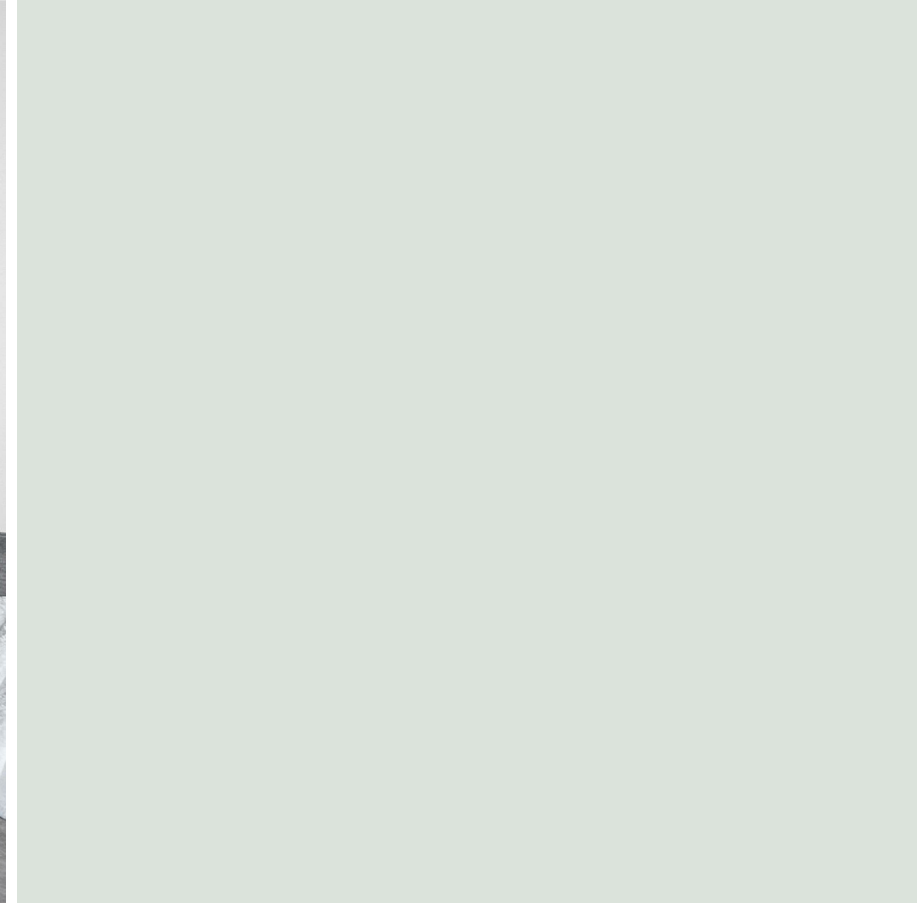
UTILITY ROOM 6'2" x 4'11" (1.90m x 1.50m)

BALCONY 16'0" x 5'10" (4.90m x 1.80m)

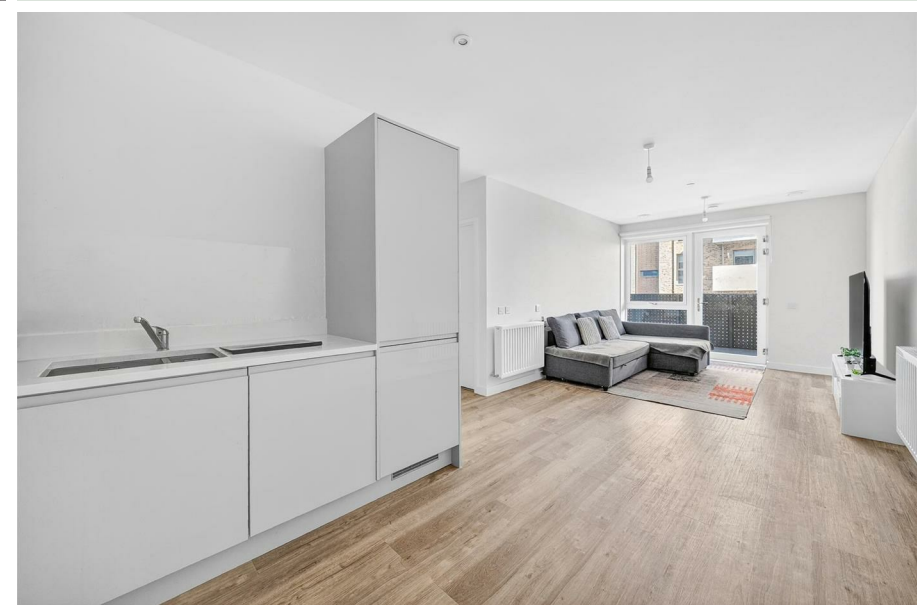
COMMUNAL AREA

AGENTS NOTE



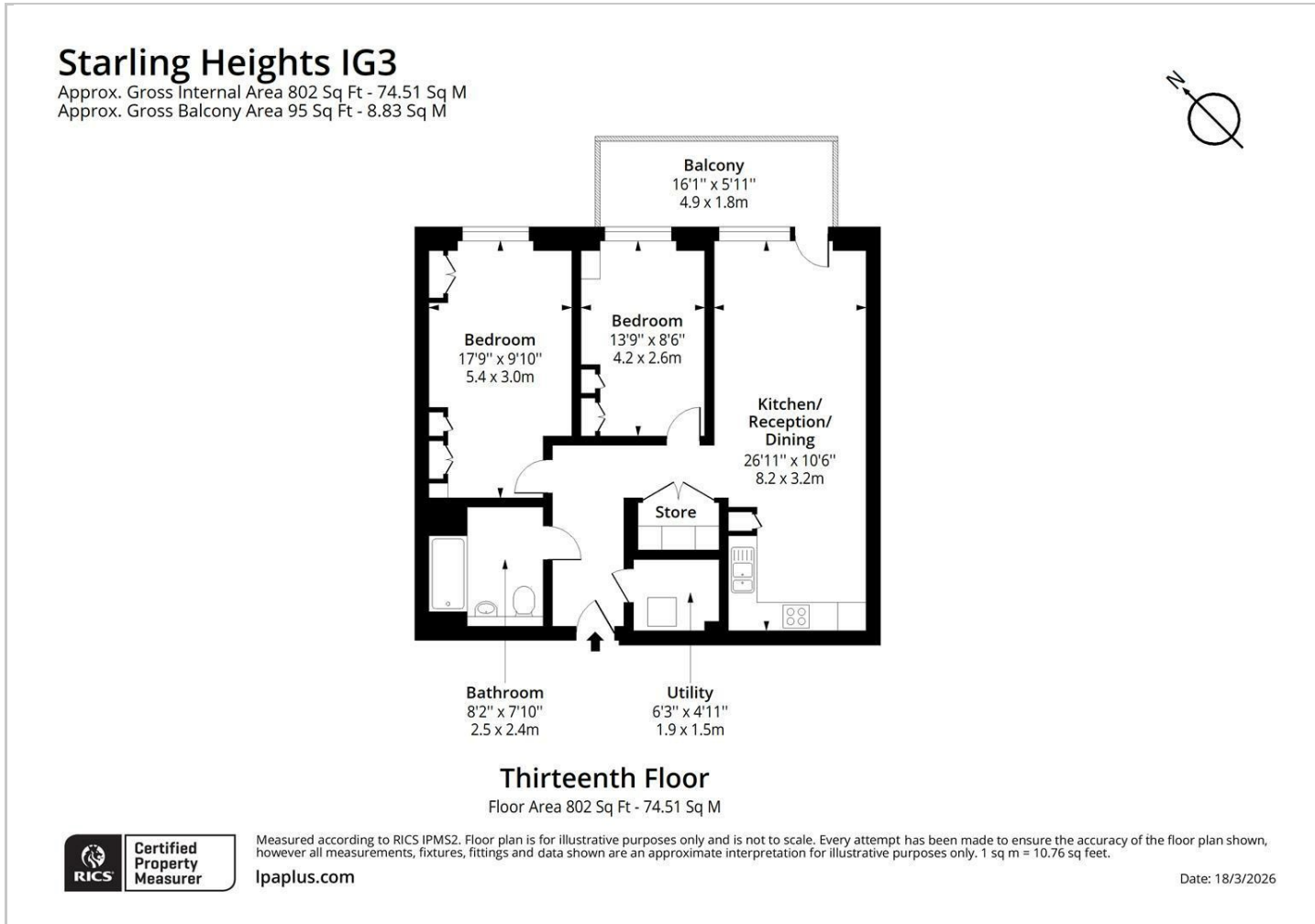


Directions





## Floor Plans

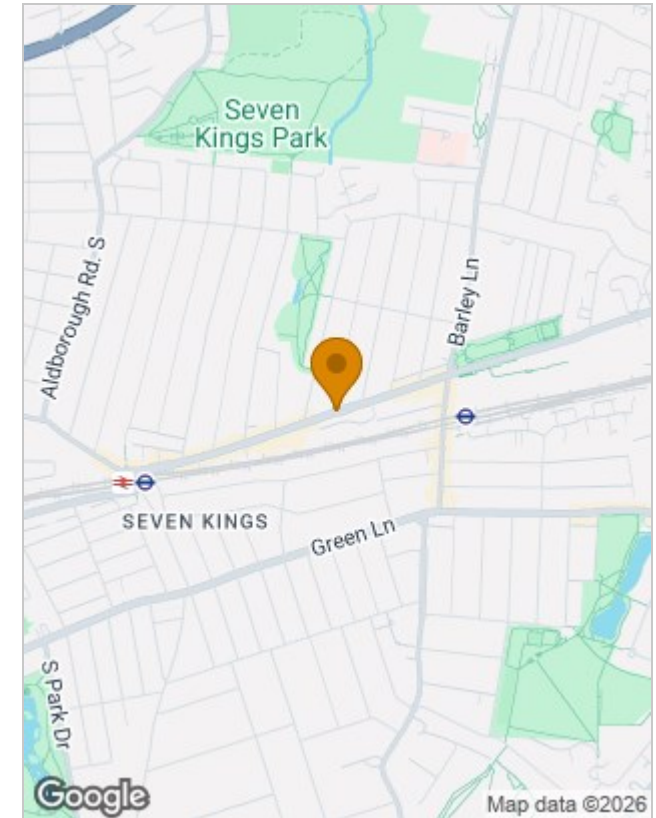


## Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

## 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>		86	86
(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	

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.