



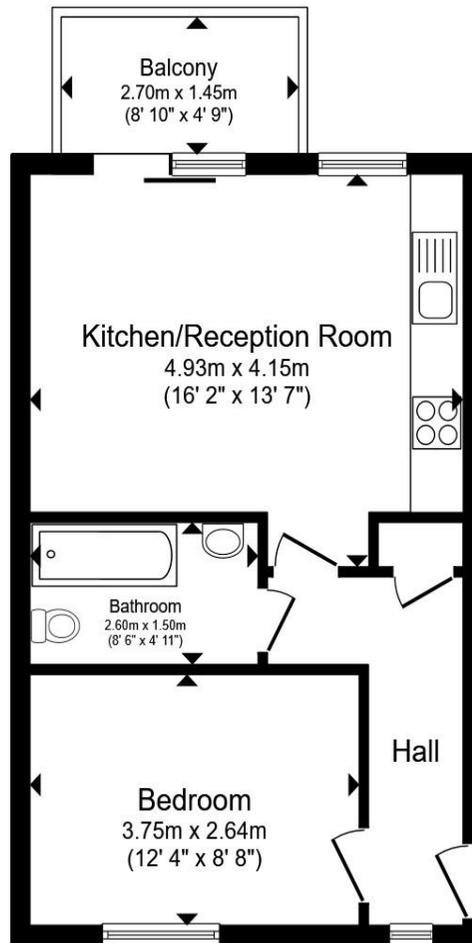
**Clark Grove, Ilford, IG3 9FD**

**welcome to**

**Clark Grove, Ilford**

CHAIN FREE One Bedroom Top Floor Flat with Allocated Parking Space situated with access to Barking and Seven Kings Train Stations and Local Amenities.





**Hallway**

**Lounge/Kitchen**  
16' 2" x 13' 7" ( 4.93m x 4.14m )

**Balcony**  
8' 10" x 4' 9" ( 2.69m x 1.45m )

**Bedroom**  
12' 4" x 8' 8" ( 3.76m x 2.64m )

**Bathroom**  
8' 6" x 4' 11" ( 2.59m x 1.50m )

Total floor area 38.9 m<sup>2</sup> (419 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Clark Grove, Ilford

- WILLIAM H BROWN BARKING EXCLUSIVE
- RECENTLY REFURBISHED
- ALLOCATED PARKING SPACE
- CHAIN FREE
- EXCELLENT TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105243](http://williamhbrown.co.uk/Property/BKG105243)



Property Ref:  
BKG105243 - 0006

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William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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