



Green Lane, Ilford, IG3 9RH

Guide Price £250,000





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Green Lane

Ilford, IG3 9RH

- EPC RATING B
- Two bedrooms
- Parking for one
- CHAIN FREE
- Second floor flat
- Lounge/Kitchen
- Close to Elizabeth Line

Guide Price £250,000 to £260,000

Nestled in the desirable area of Green Lane, Ilford, this charming purpose-built second floor flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The flat features a spacious reception room, providing an inviting space for relaxation and entertaining guests.

The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the flat is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a vibrant community, this property benefits from excellent transport links, making it easy to commute to central London and beyond. Local amenities, including shops, parks, and schools, are within close proximity, enhancing the appeal of this location.

This flat presents an excellent opportunity for those looking to invest in a property that combines comfort, convenience, and a sense of community. Whether you are a first-time buyer or seeking a rental investment, this flat in Green Lane is certainly worth considering.



ENTRANCE

LOUNGE/KITCHEN

19'8" max x 17'9" max (6.00m max x 5.42m max)

BEDROOM ONE

13'4" x 12'6" (4.08m x 3.82m)

BEDROOM TWO

13'8" x 9'5" (4.18m x 2.89m)

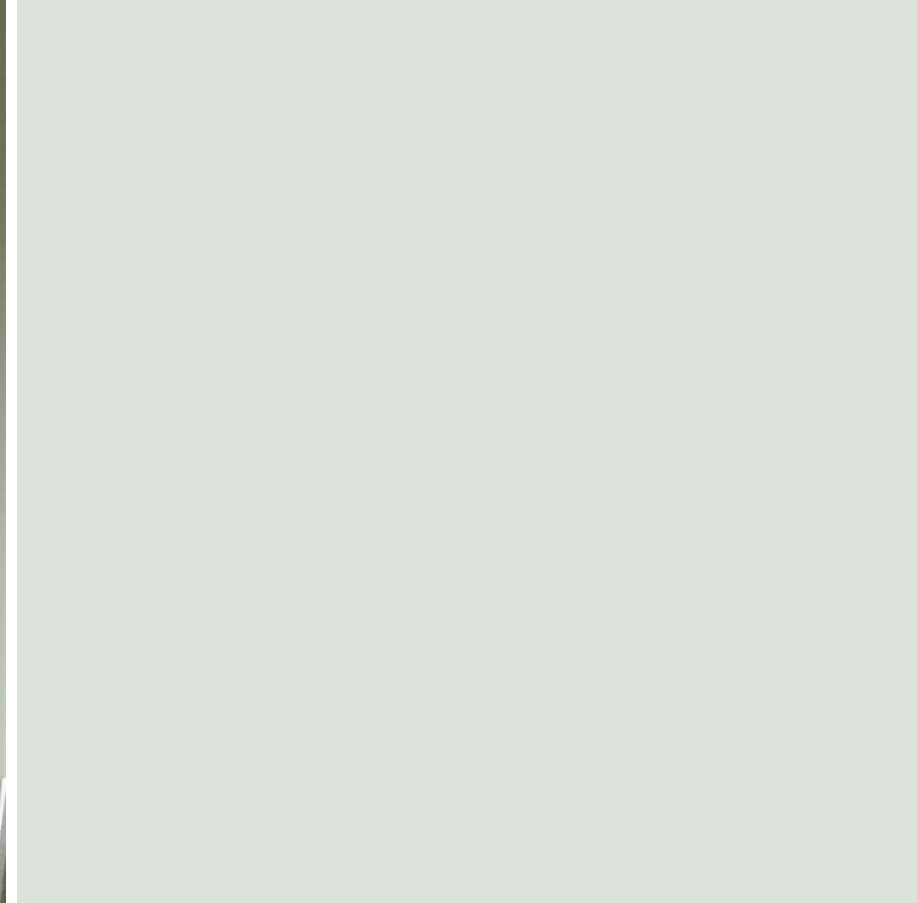
BATHROOM

7'1" x 6'10" (2.18m x 2.09m)

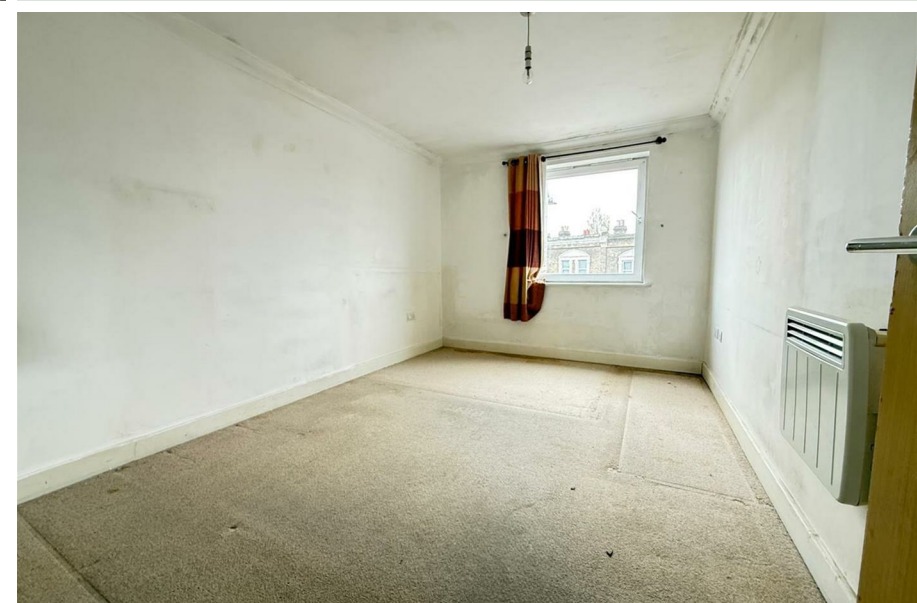
EXTERIOR

AGENTS NOTE



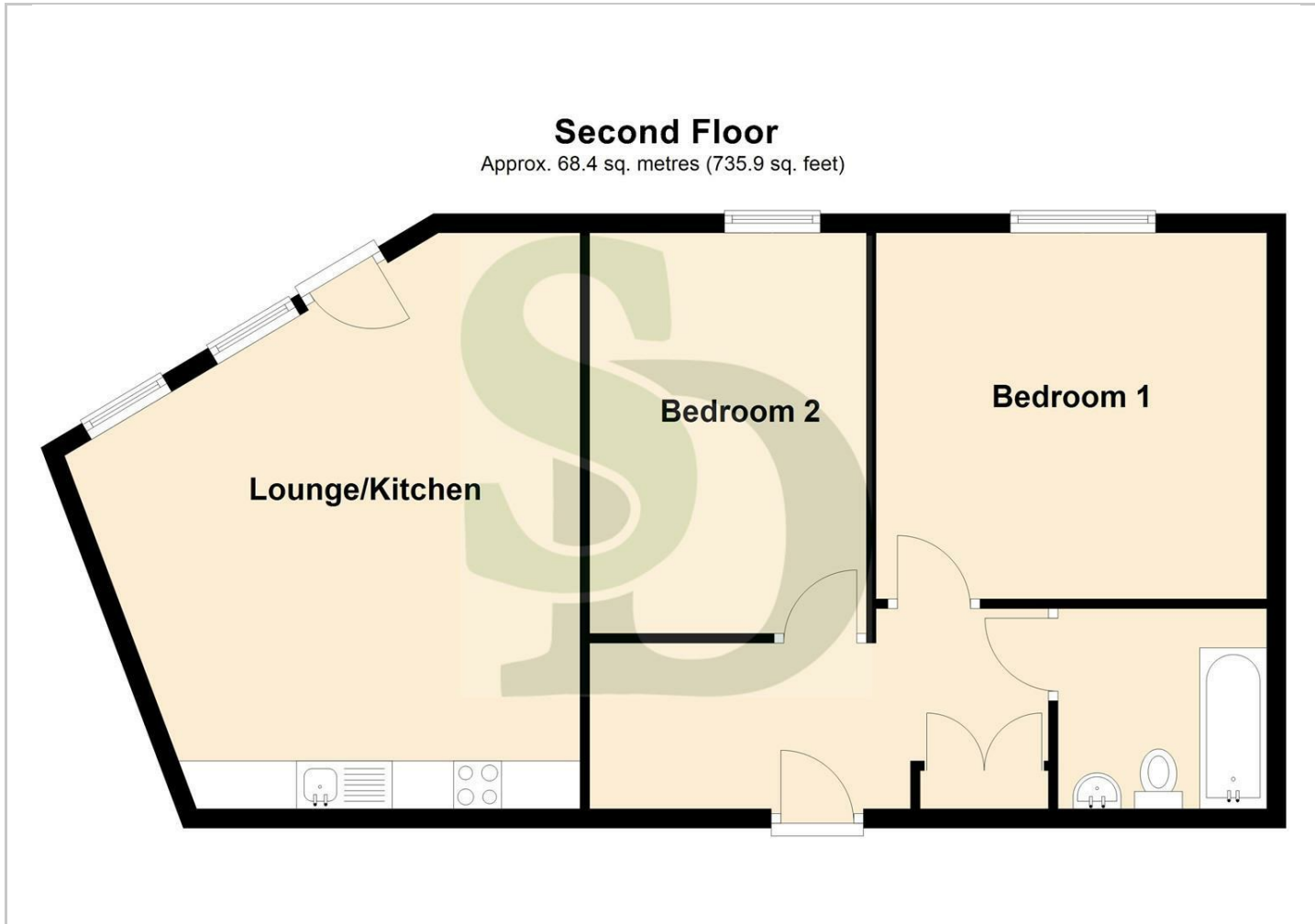


Directions





Floor Plans



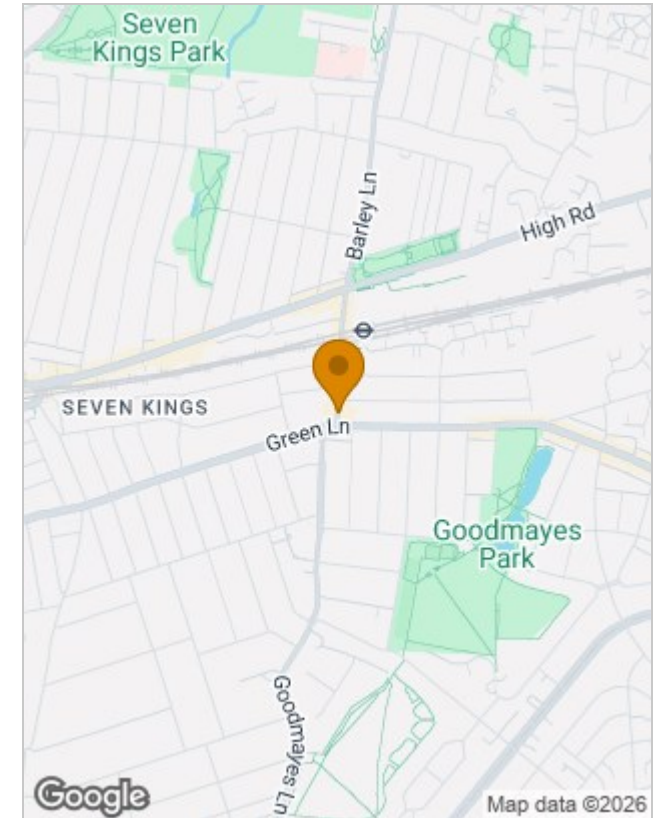
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	