



40 - 50 Riverdene Road, Ilford, IG1 2EN

£82,000





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# 40 - 50 Riverdene Road

Ilford, IG1 2EN

- EPC - D
- DIRECT ACCESS COMMUNAL GARDEN
- ON THE DOOR STEP ON SAINSBURYS
- LAUNDERETTE
- NO CHAIN
- ONE BEDROOM GROUND FLOOR FLAT
- ILFORD LANE LOCATION
- DOUBLE GLAZED WINDOWS
- LIBRARY
- ON SITE STAFF

## NO CHAIN

Welcome to this charming one-bedroom retirement flat located in the desirable Golding Court on Riverdene Road, Ilford. This purpose-built flat is situated on the ground floor with direct access to the communal garden, providing a peaceful retreat for those aged over 60 who seek independent living in a supportive community.

The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom offers a comfortable space for rest, while the bathroom is conveniently designed for ease of use.

Residents of Golding Court benefit from a range of communal facilities, including a launderette, a library for quiet reading, and a communal living area that fosters a sense of community among neighbours. The beautifully maintained communal garden provides a lovely outdoor space to enjoy the fresh air and sunshine.

This property is ideally located, with excellent transport links and local amenities just a stone's throw away. Whether you wish to explore the vibrant local shops or enjoy a leisurely stroll in the nearby parks, everything you need is within easy reach.

This retirement flat presents a wonderful opportunity for those looking to embrace a fulfilling lifestyle in a friendly and secure environment. Don't miss the chance to make this delightful property your new home.



## COMMUNAL ENTRANCE

RECEPTION ROOM 15'1" x 9'10" (4.61m x 3.00m)

KITCHEN 9'3" x 7'5" (2.82m x 2.28m)

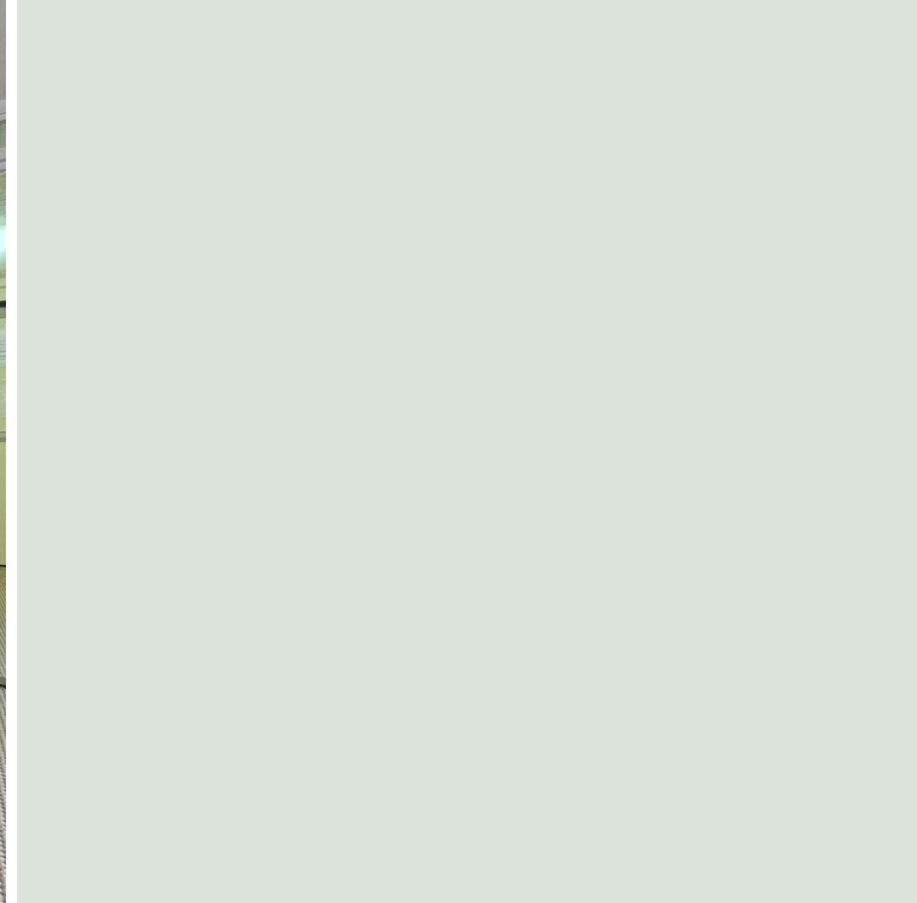
BEDROOM 14'0" x 10'1" (4.28m x 3.09m)

SHOWER ROOM 6'10" x 5'6" (2.09m x 1.70m)

EXTERIOR

AGENTS NOTE



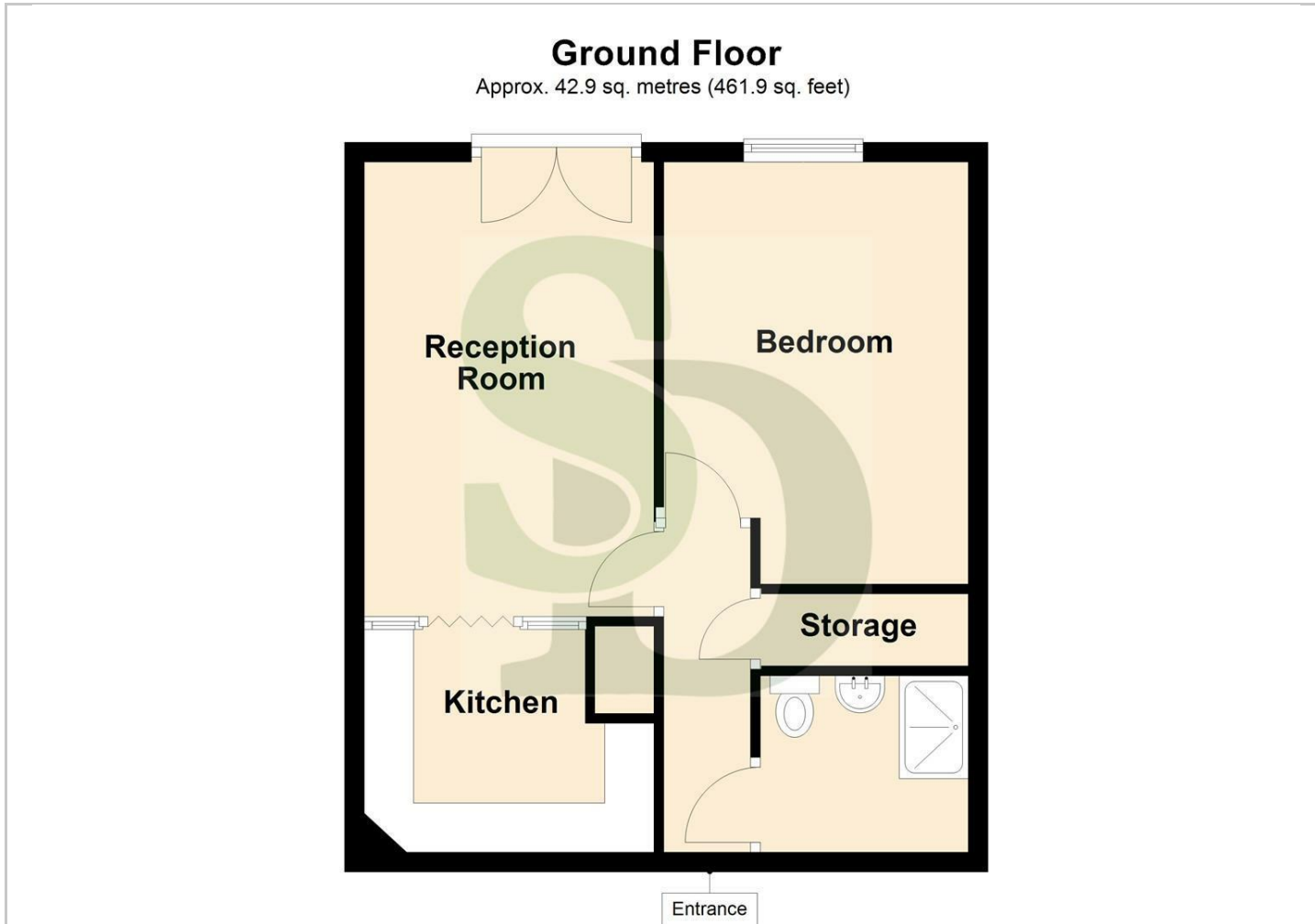


Directions





## Floor Plans



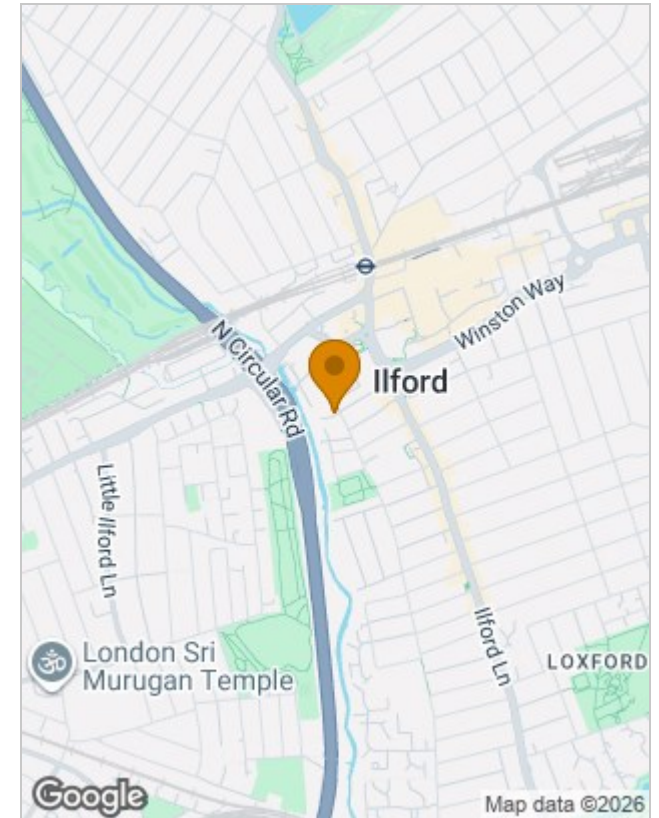
## Viewing

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

