



Elgin Road, Ilford – IG3 8LN

£300,000 Leasehold

Guide Price: £300,000–£330,000 • Double Fronted 2 Bedroom First Floor Victorian Conversion Flat • Close to Seven Kings Station (Elizabeth Line) • Large Room Sizes & High Ceilings • Approx. 120 Years lease • Off-road parking • Large Separate Lounge Room • Ample natural light throughout • Bay windows • Neutral decor



020 3411 7753
ilford@hceuk.com

Guide Price: £300,000-£330,000. Spacious 2-bed Victorian conversion near Seven Kings Station. Features high ceilings, bay windows, off-road parking, long lease, and great transport links.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



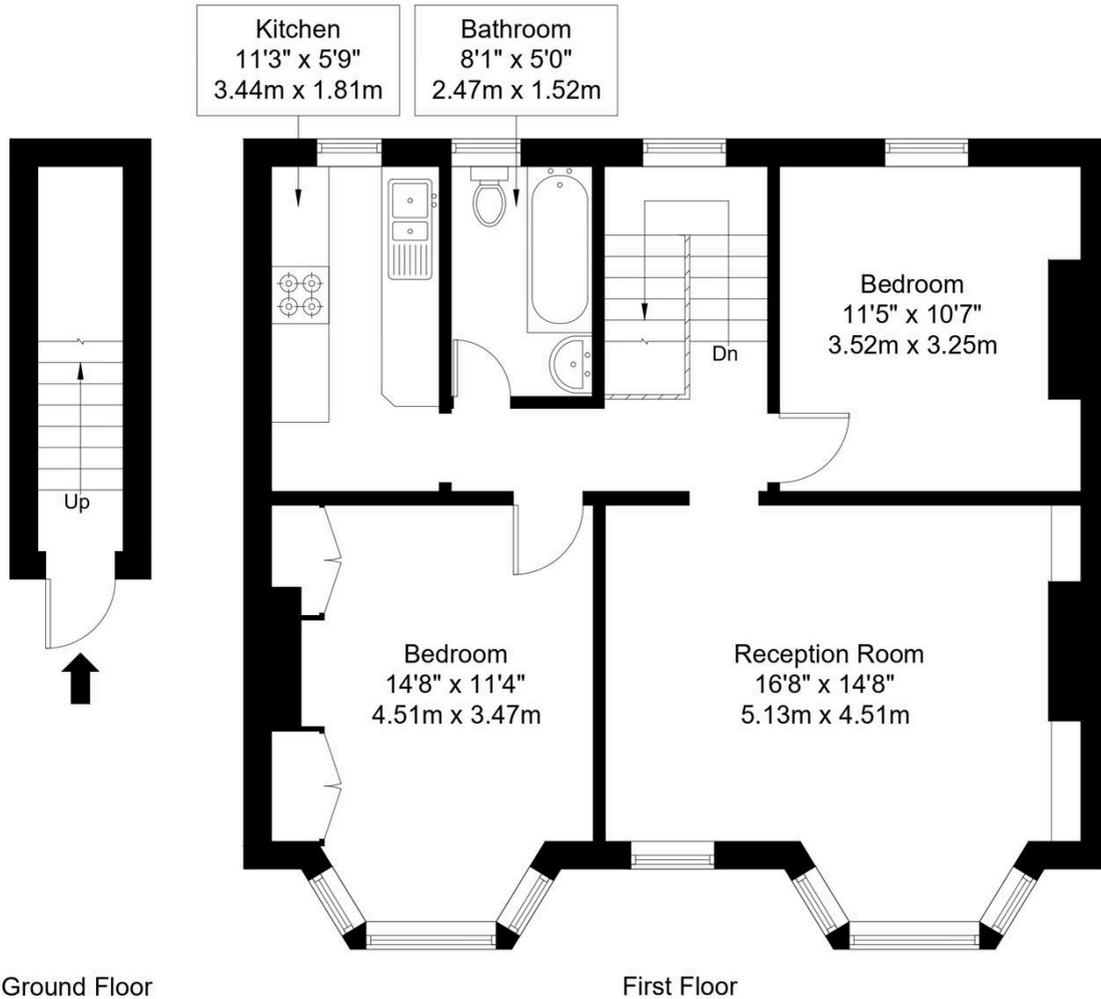
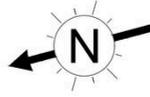
- Guide Price: £300,000-£330,000
- Double Fronted 2 Bedroom First Floor Victorian Conversion Flat
- Close to Seven Kings Station (Elizabeth Line)
- Large Room Sizes & High Ceilings
- Approx. 120 Years lease
- Off-road parking
- Large Separate Lounge Room
- Ample natural light throughout
- Bay windows
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Approx Gross Internal Area = 68.61 sq m / 739 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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