

# For Sale

Flat

Ilford Hill | Ilford | IG1

Asking Price £270,000 | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

- One-Bedroom Apartment
- Private Balcony
- Lift | Eight-Floor
- Communal gardens
- Private Cycle-Storage
- Available to buy at 30% share as well
- 2-3 min walk to Elizabeth Line (Ilford)
- Council Tax Band | C Redbridge
- EPC | B
- Leasehold | Chain Free



FREEDOM TO MOVE

*Hawkes*



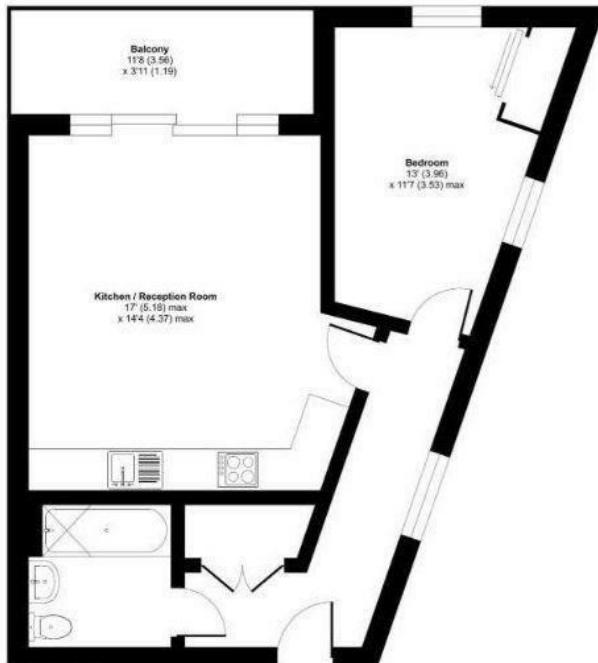


### Hutton Court, 43 Ilford Hill, Ilford, IG1

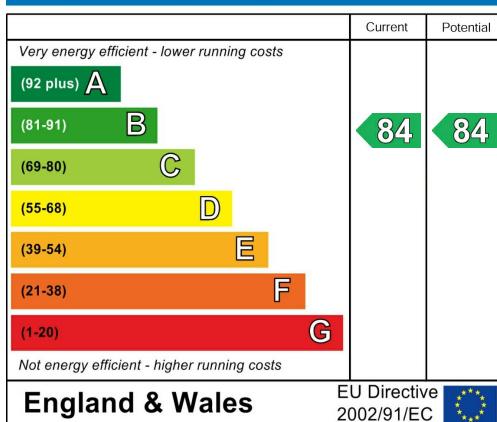


Approximate Area = 551 sq ft / 51.1 sq m

For identification only - Not to scale



#### Energy Efficiency Rating



Hawks Estate Agents are pleased to present this modern CHAIN FREE one-bedroom apartment located in central Ilford.

Situated on the eighth floor of a newly constructed building (completed in 2019), the residence benefits from separate cycle storage for residents, 24/7 CCTV, lift access, and communal gardens. The vibrant Ilford neighbourhood offers a wide range of amenities, including restaurants and entertainment facilities.

The property is ideally located in the heart of Ilford, with Ilford Station and the Elizabeth Line just a short 2-3 minute walk away. This provides fast and convenient connections to central London, making the property ideal for commuters. The apartment is also within close proximity to shopping and dining facilities, including the Exchange Ilford Shopping Centre.

#### Additional Information

Tenure: Leasehold

Lease Remaining: 118 years

EPC Rating: B

Council Tax Band: C (London Borough of Redbridge)

This is a must-see property. Please call 0203 002 6769 to arrange a viewing.



# Hawks

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