



# For Sale

## Flat

Ilford Hill | Ilford | IG1

Asking Price £270,000 | Leasehold

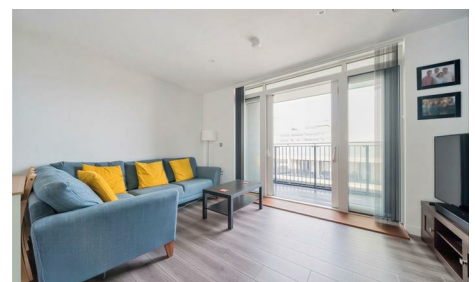
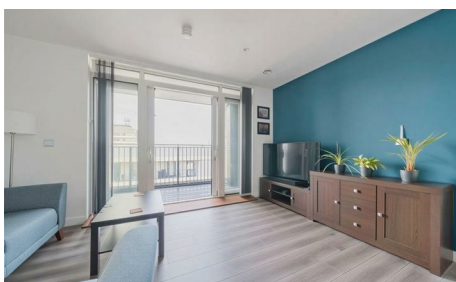
1 Receptions | 1 Bedroom | 1 Bathroom

- 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



*Hawks*

FREEDOM TO MOVE

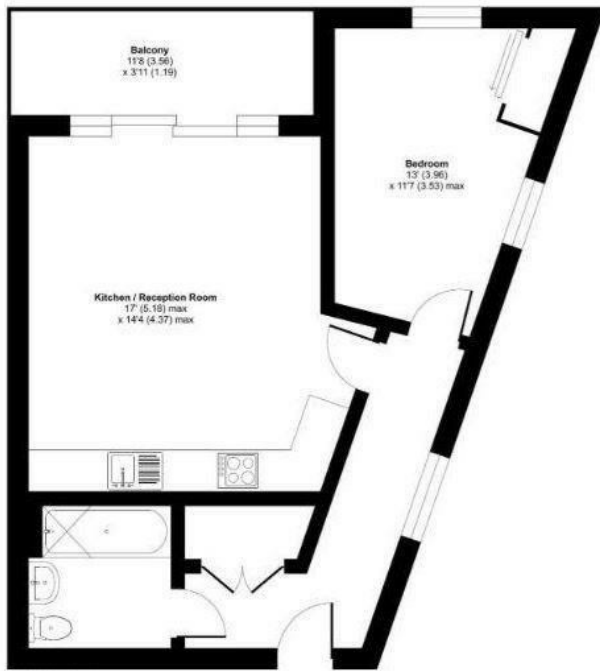




### Hutton Court, 43 Ilford Hill, Ilford, IG1

Approximate Area = 551 sq ft / 51.1 sq m

For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

