Ground Floor
Approx. 61.5 sq. metres (661.9 sq. feet)

Lounge/Dining Room
5.00m x 3.30m
(16'5" x 10'10")

Bedroom
5.00m x 2.60m
(16'5" x 8'6")

Bedroom
5.30m x 2.90m
(17'5" x 9'6")

En-suite
1.40m x1.70m
(4'7" x 5'7")

Kitchen
1.90m x 2.70m
(6'3" x 8'10")

Hall

Bathroom
1.90m x 1.70m
(6'3" x 5'7")

Total area: approx. 61.5 sq. metres (661.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Blackthorn Road

Directions

Contact

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**2 Bed
Flat - Purpose Built
located in**

113 Blackthorn Road

Ilford
IG1 2RZ

£250,000
Leasehold

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We asked the residents of this block on Blackthorn Road what they love most about living here and these were the stand out answers:

- Safe & Secure CCTV in the building and well maintained communal areas.
- Strong Community, Block WhatsApp group with management directors for quick issue resolution.
- Loxford Primary & Secondary rated Outstanding by Ofsted.
- Excellent Transport Links, Barking Station approximately a 20 minute walk.
- Great Outdoor & Leisure Facilities, Close to Loxford Park, Barking Park, and nearby youth and leisure centres.

As you enter the property, you are welcomed by a spacious hallway which provides access to all rooms. The open plan living area combines the kitchen and lounge seamlessly, creating a comfortable space for both relaxing and entertaining. Doors lead directly outside to the rear car park, offering a peaceful and quiet outlook.

Further through the property are two generously sized double bedrooms, both with fitted cupboard space. The master bedroom also benefits from its own private ensuite. In addition, there are two storage cupboards and a

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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