



 **2**
Bedrooms

 **1**
Bathroom



Key features:

- **Sought After Location**
- **No Onward Chain**
- **Close to Central Line (Newbury Park)**
- **Lease agreement with a Right to Manage (RTM) arrangement, allowing leaseholders to control management decisions.**
- **Brand new kitchen and bathroom and fittings.**
- **Allocated Residents' Parking.**

Cranbrook Lettings is delighted to present this beautifully maintained two-bedroom flat, perfectly situated on Ley Street in the highly sought-after Newbury Park area of Ilford.

The flat itself has been recently renovated, featuring a brand new kitchen, bathroom, and radiators, providing a fresh and modern living space.

It also boasts an **impressive 20.8-foot (6.3m) lounge**, offering a bright and spacious living area, alongside a well-designed layout with excellent storage throughout.

Residents also benefit from access to a **large communal garden**, ideal for relaxing outdoors, quiet leisure, family time, or enjoying green space close to home.

Upgraded ambient lighting across all rooms, remote controlled to set desired tone and mood.

The property also benefits from allocated parking spaces and visitor bays for guests.

This well-proportioned property offers an ideal opportunity for first-time buyers, small families, or investors seeking a ready-to-move-in home with excellent transport links and local amenities.

Interior Excellence & Comfort

- **Bright and Spacious Reception:** A welcoming reception room measuring 6.3m x 3.5m provides versatile living and dining space, perfect for entertaining or relaxed family life.
- **Well-Equipped Kitchen:** The separate fitted kitchen (3.5m x 2.2m) offers ample storage and workspace, ideal for daily cooking and meal preparation.
- **Two Generous Bedrooms:** The main bedroom (5.8m x 3.4m) is generously sized, while the second bedroom (3.4m x 2.9m) offers flexibility as a guest room,

children's bedroom, or home office.

- **Modern Family Bathroom:** A practical bathroom (1.9m x 1.7m) with WC completes the accommodation.
- **Additional Features:** Double-glazed windows and gas central heating ensure comfort and efficiency throughout the year.
- **Residents' Parking:** Allocated parking facilities offer peace of mind and convenience.

Local shops, restaurants, and amenities minutes away like B&Q, Aldi, Lidl, Screwfix and B&M. Close to good and outstanding rated schools.

Overall, this property offers a great combination of space, convenience, and accessibility in a well-connected residential location.

Council Tax Band C & EPC rating C.

No Forward Chain.

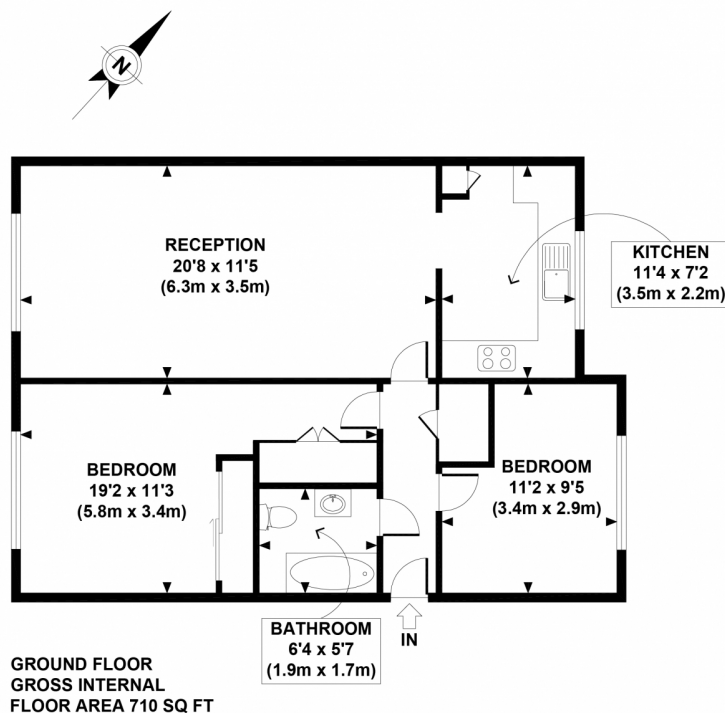
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Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

Viewing is highly recommended to fully appreciate the quality, space, and location this home has to offer. Contact us to arrange a viewing.



APPROX. GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQ M
Ref: - 030326
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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ley street, IG2

