

Guide Price

£250,000

Leasehold

2x 1x 1x

Warwick Gardens, Ilford, Essex, IG1

DOUGLAS ALLEN

Helping you move forwards








Main features

- Spacious ground floor converted flat
- Bathroom plus en-suite
- Own rear garden & cellar
- Ideal for first time buyers
- Walking distance to Ilford station/Elizabeth Line
- Close to Ilford Exchange Shopping Centre

Accommodation

GROUND FLOOR

Hallway
Lounge: 16'8 x 11'6 (5.08m x 3.51m)
Kitchen: 8'6 x 7'11 (2.59m x 2.41m)
Bedroom 1: 19'1 x 13'11 (5.82m x 4.24m)
Bedroom 2: 13'8 x 13'0 (4.17m x 3.97m)
En-suite: 8'7 x 2'10 (2.62m x 0.86m)
Bathroom: 8'1 x 4'5 (2.47m x 1.35m)

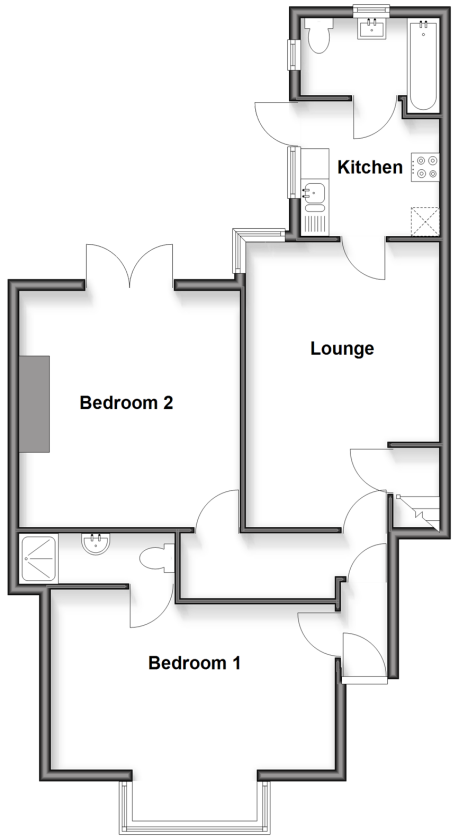
BASEMENT

Cellar

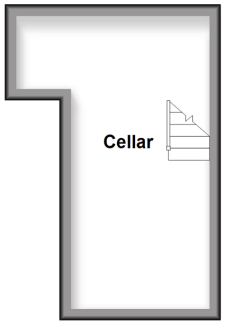
OUTSIDE

Garden

Ground Floor
Approx. 68.7 sq. metres (739.1 sq. feet)



Basement
Approx. 13.8 sq. metres (148.9 sq. feet)





The Property Ombudsman

INVESTORS IN PEOPLE

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Call Ilford - 020 8518 0044 ■ douglasallen.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding