



Blackthorn Road Ilford, IG1 2LS

Guide Price: £270,000 - £300,000 Edward Chase is proud to present this exceptional two-bedroom, two-bathroom apartment, ideally situated on the second floor of a well-maintained development on Blackthorn Road, IG1. Positioned just off Loxford Lane and neighbouring the highly regarded Outstanding Loxford High School, this property enjoys a prime location between Ilford, Barking, and Seven Kings Stations, offering excellent transport links and convenience. This bright and spacious apartment has been finished to a modern standard throughout and is perfect for first-time buyers, families, or investors alike. Key Features: - Two generously sized bedrooms - Two modern bathrooms, including an en-suite to the master bedroom - Fully tiled master bathroom - Fitted wardrobes in the master bedroom - Bright and airy reception room with access to a private balcony - Separate fully fitted kitchen - Contemporary laminate flooring throughout - Double

- Two spacious double bedrooms
- Private balcony off bright reception room
- Allocated private parking
- Excellent location near Ilford, Barking & Seven Kings stations
- Two modern bathrooms (en-suite to master)
- Fitted wardrobes to master bedroom
- Modern finish throughout with laminate flooring
- Walking distance to Ilford Lane amenities & Loxford High catchment

£270,000

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- Fully tiled master bathroom
- Fitted wardrobes in the master bedroom
- Bright and airy reception room with access to a private balcony
- Separate fully fitted kitchen
- Contemporary laminate flooring throughout
- Double glazed windows
- Gas central heating with combination

boiler

- Secure entry phone system
- Allocated private parking space

Located in a vibrant and multicultural area, the property is just a short walk from Ilford Lane, known for its array of shops, restaurants, and local amenities.

Lease information:

- Lease remaining: Approximately 104 years
- Service charge: £1,491 per annum
- Ground rent: £200 per annum
- Estimated rental income: £1,700 per month
- EPC Rating: B
- Council Tax Band: C (London Borough of Redbridge)

This is a fantastic opportunity to acquire a well-presented home in a highly sought-after location with strong rental potential. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir



BLACKTHORN ROAD IG1
Approximate Gross Internal Area
61.68 m² / 663.58 sq^{ft}



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.