



Green Lane, IG1

**EXCELLENT BUY TO LET, VERY CLOSE TO SEVEN KINGS STATION
& LOCAL SHOPPING FACILITIES.**

We are pleased to offer for sale this; two bedroom ground floor flat, situated in prime location of Ilford, within walking distance to Rail Station & local shopping facilities. Also; situated in the catchment area of local schools. Benefiting from; reception, fitted kitchen, two large bedroom, fitted bathroom/WC and rear garden. Ideal buy to let/ investment opportunity, early viewing highly recommended.

Offers in Excess

£244,995_{leasehold}



Separate Entrance:

Hallway: carpet, understairs storage cupboard, doors to:-

Bedroom 1: 12'8"x 11'7"

Square bay double glazed window to the front aspect, carpets and power points remain.

Bedroom 2 : 10'08"x 5'09"

Radiator, window to rear, carpets and power points remain.

Bathroom/WC:

Three piece suite, laminate flooring, side panel bath, low flush WC, wash hand basin and double glazed window to side aspect.

Living Room: 12'5" x 9'8"

Windows to rear aspect, laminate flooring to:-

Kitchen: 9'4" x 4'2"

Comprising of; wall and base mounted units, roll top work surface, sink with mixer tap and side drain, extractor fan, space for cooker and window to side aspect.

