



Highbury Gardens, Ilford, IG3 8AA

Offers In Excess Of £575,000



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# Highbury Gardens

Ilford, IG3 8AA

- EPC RATING C
- Lounge
- Two bathrooms
- Close to public transport
- Four bedrooms
- Kitchen
- Close to Elizabeth Line station
- Close to Isaac Newton Academy

Nestled in the charming area of Highbury Gardens, Seven Kings, this delightful terraced house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The well-appointed reception room provides a welcoming space for relaxation and entertaining guests, while the two bathrooms ensure convenience for all residents.

The location is particularly advantageous, being in close proximity to Seven Kings Station, which offers excellent transport links (Elizabeth Line) for those commuting to London and beyond. Additionally, the surrounding area is rich in amenities, including local shops and schools, making it an ideal choice for families seeking a vibrant community atmosphere.

This property combines practicality with comfort, making it a perfect home for those looking to settle in a well-connected and friendly neighborhood. With its generous living space and convenient location, this terraced house is sure to attract interest from a variety of potential buyers or renters. Don't miss the chance to make this lovely house your new home.



## ENTRANCE

LOUNGE 14'6" x 12'3" (4.43m x 3.75m)

DINING AREA 11'7" x 11'1" (3.55m x 3.40m)

KITCHEN 14'2" max x 13'9" max (4.34m max x 4.21m max)

CLOAKROOM 6'3" x 2'5" (1.91m x 0.74m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 12'2" x 11'8" (3.73m x 3.58m)

BEDROOM TWO 11'7" x 11'3" (3.55m x 3.45m)

BEDROOM THREE 9'2" x 7'11" (2.81m x 2.43m)

BATHROOM 7'11" x 7'2" (2.43m x 2.20m)

## STAIRS TO SECOND FLOOR

BEDROOM FOUR 16'2" max x 18'4" max (4.93m max x 5.59m max)



SHOWER ROOM  
EXTERIOR  
OUTBUILDING  
AGENTS NOTE

5'6" x 5'5" (1.69m x 1.67m)  
58' (17.68m)  
12'0" x 7'1" (3.66m x 2.18m)

Directions





## Floor Plans



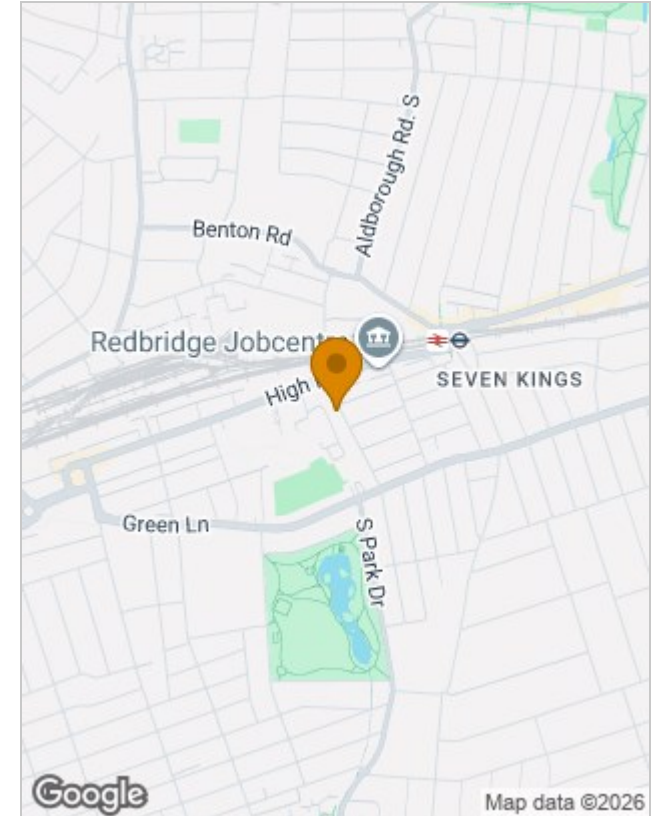
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 72                      | 84        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |