



Blackthorn Road, Ilford, IG1 2PZ

Offers In Excess Of £250,000

2 2 1 B



# Blackthorn Road

Ilford, IG1 2PZ

- EPC RATING B
- Lounge
- Two bathrooms
- Circa 102 year lease
- Two bedrooms
- Kitchen
- Close to public transport

## GUIDE PRICE £260,000 to £280,000

Nestled on the desirable Blackthorn Road in Ilford, this charming (ground floor) flat presents an excellent opportunity for both first-time buyers and investors alike. Boasting two well-proportioned bedrooms, this property is designed to offer comfort and convenience. The flat features a spacious reception room, perfect for relaxation or entertaining guests, and two modern bathrooms that enhance the overall appeal of the home.

With approximately 102 years remaining on the lease, this property provides a secure investment for the future. The location is particularly advantageous, as it is situated close to public transport links, ensuring easy access to the wider area and beyond. This makes commuting a breeze, whether for work or leisure.

The flat is ideal for those seeking a blend of modern living and accessibility, making it a perfect choice for individuals or small families. With its thoughtful layout and prime location, this property is not to be missed. We invite you to explore the potential of this delightful flat on Blackthorn Road, where comfort meets convenience in the heart of Ilford.



## ENTRANCE

## LOUNGE

16'9" x 10'6" (5.13m x 3.22m)

## KITCHEN

9'0" x 6'9" (2.75m x 2.06m)

## BEDROOM ONE

9'11" x 9'6" (3.03m x 2.92m)

## EN-SUITE

5'6" x 4'10" (1.70m x 1.48m)

## BEDROOM TWO

10'8" x 8'7" (3.26m x 2.62m)

## BATHROOM

6'5" x 5'8" (1.98m x 1.74m)

## AGENTS NOTE



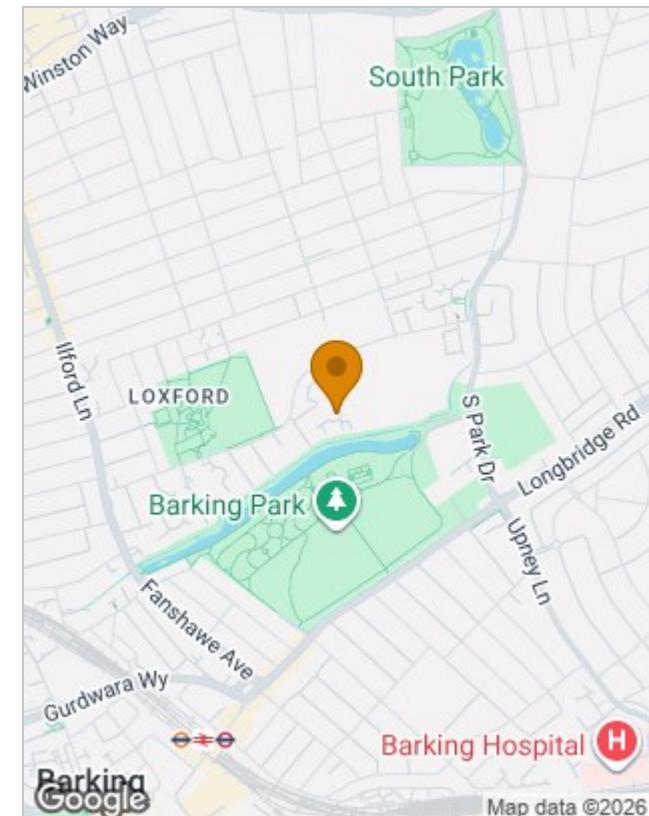
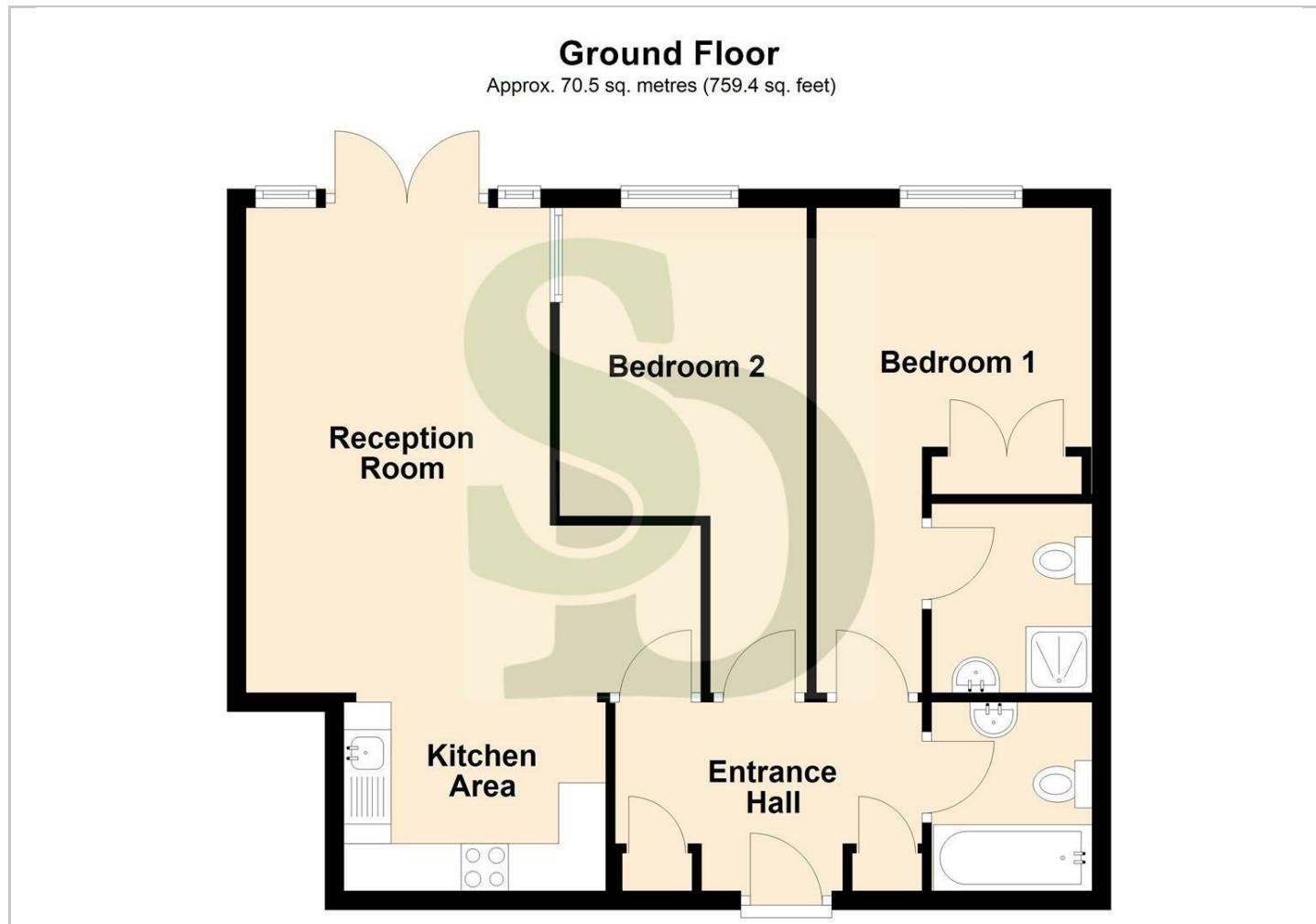
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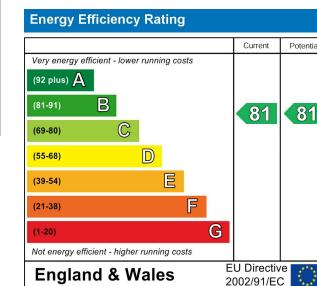


## Floor Plans

## Location Map



## Energy Performance Graph



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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