



**Valentines House, Ilford Hill, IG1**

**Ilford**

**Guide Price £250,000**



## Valentines House, Ilford Hill

A well-presented one-bedroom apartment situated on the 6th floor of the sought-after Valentines House development in the heart of Ilford, benefiting from lift access. This modern home features a bright and spacious open-plan living and kitchen area with floor-to-ceiling windows, allowing an abundance of natural light to flow throughout the property. The contemporary fitted kitchen is equipped with integrated appliances, creating a stylish and practical living space.

The apartment offers a generously sized double bedroom, a modern family bathroom, and a private balcony with pleasant urban views. Finished to a high standard throughout, this property is ideally suited to first-time buyers, professionals, or investors alike.

Conveniently located just moments from Ilford Station, residents benefit from excellent transport connections to Central London, Canary Wharf, and Heathrow Airport via the Elizabeth Line. A wide selection of shops, cafés, restaurants, and everyday amenities are all within easy walking distance, together with nearby parks and local green spaces.

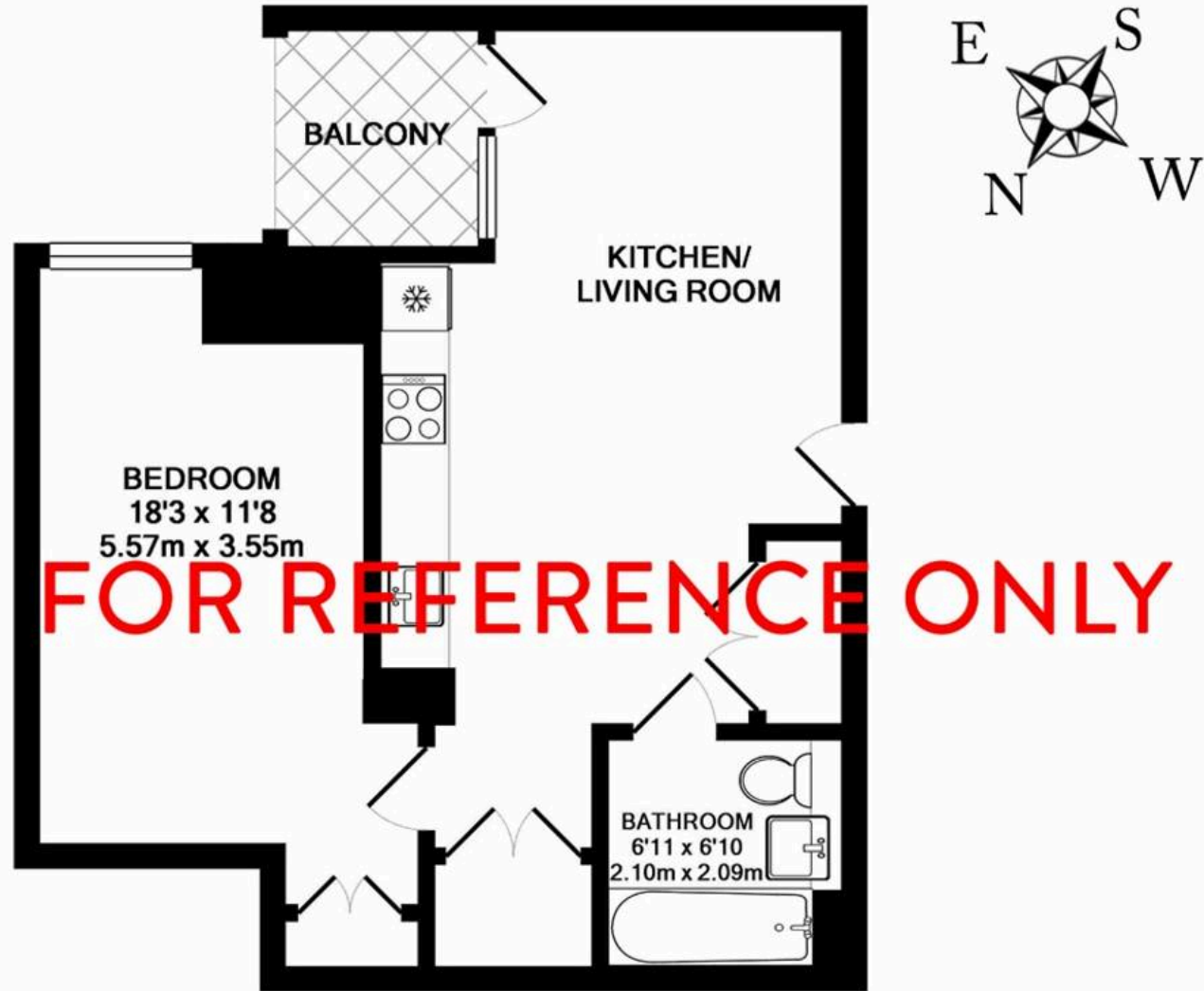
Council Tax band: C

Tenure: Leasehold

# Valentines House, Ilford Hill

- Luxury One Bedroom Apartment
- Close to Ilford Train Station
- Ideal for First Time Buyers
- Spacious Layout
- 281 Years Lease Remaining
- Service Charge: £3,000 Per Annum
- Ground Rent: £454 Per Annum
- Immaculate Condition Throughout
- Integrated Kitchen Appliances
- Ample Storage Space





TOTAL APPROX. FLOOR AREA 502 SQ.FT. (46.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



## **Berkleys Estate Agents**

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