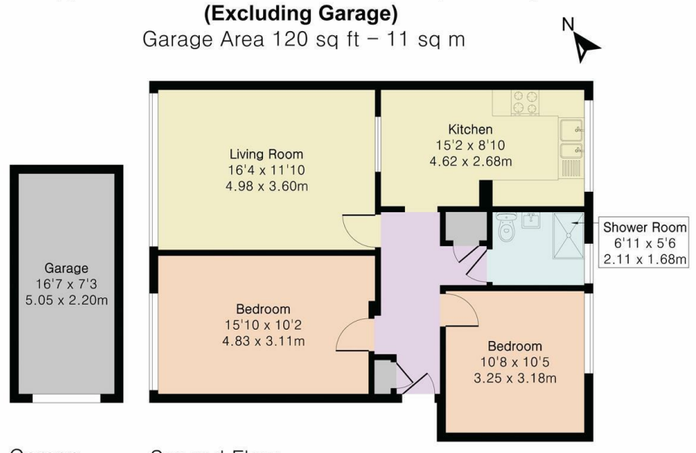




Approximate Gross Internal Area 764 sq ft - 71 sq m
(Excluding Garage)
Garage Area 120 sq ft – 11 sq m

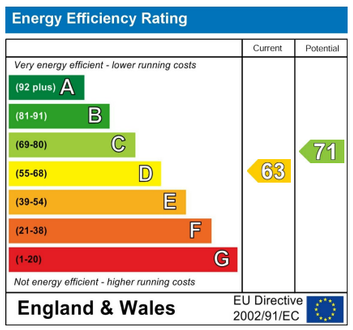


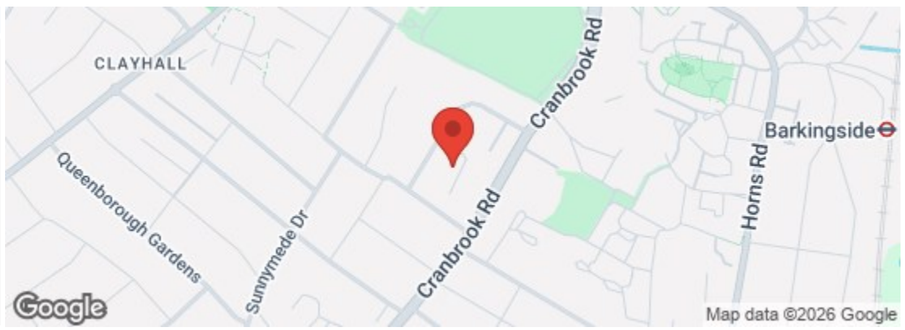
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHURCHILL estates

Council: Redbridge | Council Tax Band: D | Floor Area: 764.00 sq ft





The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL estates

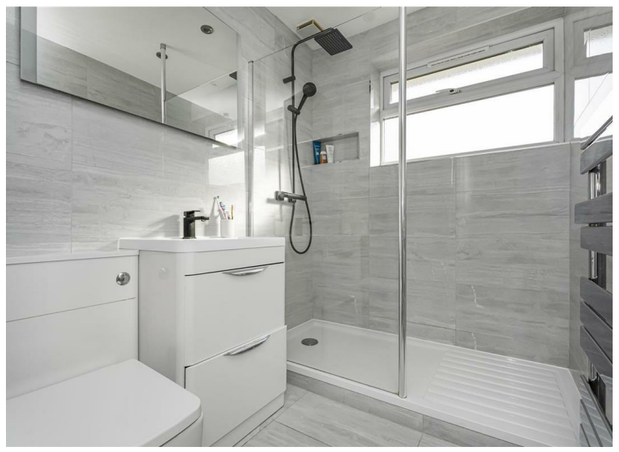


CHURCHILL estates

Barton Meadows, Ilford, IG6 1JQ

Offers In Excess Of £315,000 Leasehold - Share of Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

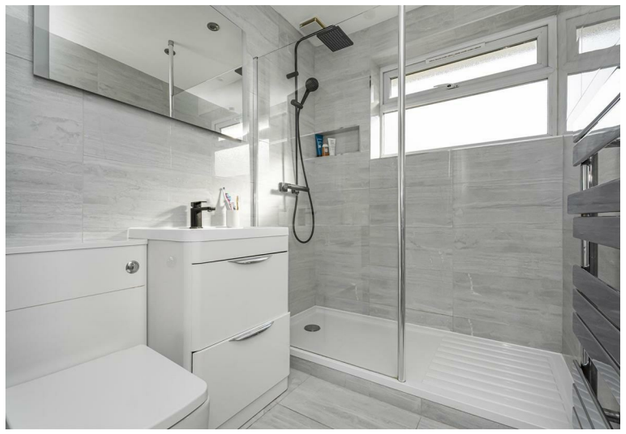




Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**












Welcome to this delightful purpose-built flat located in the sought-after area of Barton Meadows, Ilford. Spanning an impressive 764 square feet, this second-floor residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize. The flat features a bright and spacious living room, perfect for relaxation or entertaining guests. With two generously sized double bedrooms, there is ample space for rest and privacy. The modern shower room has been thoughtfully designed to provide a refreshing retreat, while the fitted kitchen boasts plenty of cupboard space. This property also benefits from a share of the freehold, providing you with greater control and security over your investment. Additional features include a garage en bloc, an entry phone system for added security, and residents' parking, ensuring that convenience is at your fingertips. Situated just 0.8 miles from Barkingside Central Line station, commuting to London and beyond is made easy. Furthermore, the nearby Barkingside High Street offers a variety of amenities, including shops, cafes, and restaurants, all within easy reach. In summary, this charming flat in Barton Meadows presents an excellent opportunity for those seeking a modern and well-located home. With its spacious layout and desirable features, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

