

S Sandra Davidson
ESTATE AGENTS



Piper Way, Ilford, IG1 4FE

£220,000

 2  2  1  B



£220,000

Piper Way

Iford, IG1 4FE

- EPC RATING - B
- Lounge
- Two bathrooms
- CHAIN FREE
- Two bedrooms
- Kitchen
- Parking
- Circa 980 year lease remaining

Welcome to this charming first-floor flat located on Piper Way in the vibrant area of Iford. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space. The flat features a comfortable reception room, perfect for relaxing or entertaining guests, and two modern bathrooms that provide convenience and privacy.

One of the standout features of this property is the allocated parking space for one car, a valuable asset in this bustling area. The flat is designed to offer a harmonious blend of comfort and functionality, ensuring that all your needs are met.

Situated in Iford, you will find yourself surrounded by a variety of local amenities, including shops, restaurants, and parks, all within easy reach. The area is well-connected by public transport, making it simple to commute to central London or explore the surrounding regions.

This flat presents an excellent opportunity for those looking to settle in a lively community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.



ENTRANCE

LOUNGE/KITCHEN

22'2" x 10'9" (6.78m x 3.30m)

BEDROOM ONE

12'4" x 11'5" (3.78m x 3.48m)

EN-SUITE

7'10" x 3'6" (2.39m x 1.09m)

BEDROOM TWO

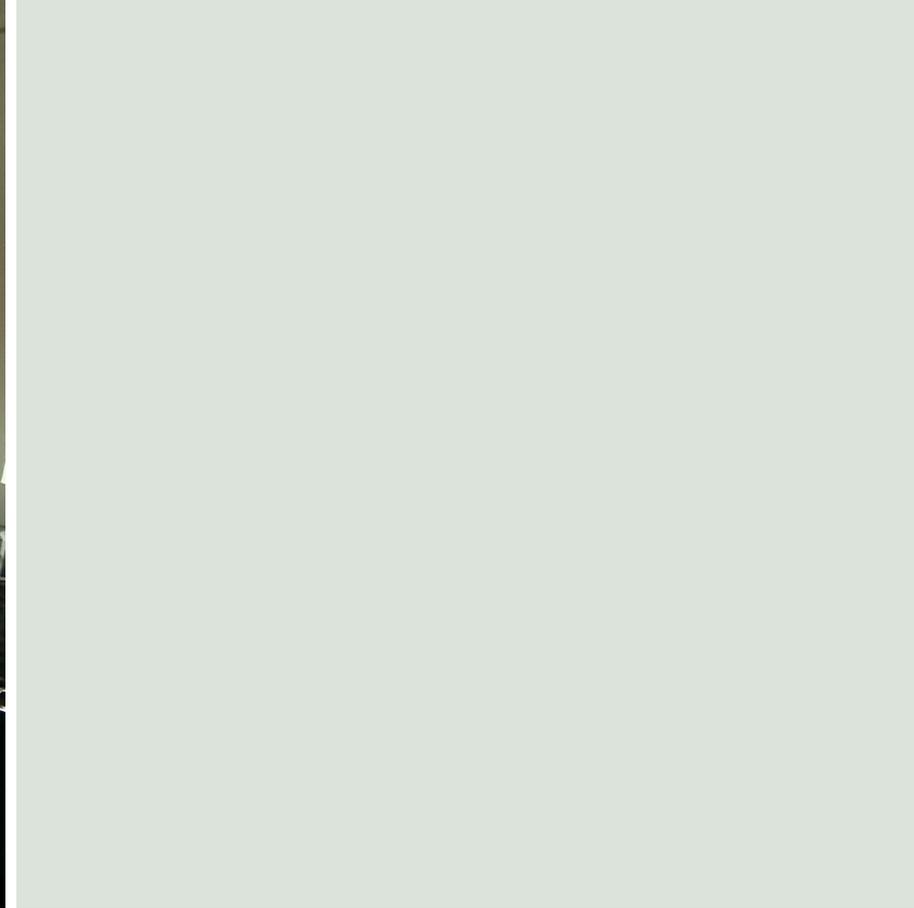
12'4" x 8'4" (3.78m x 2.55m)

BATHROOM

6'6" x 5'7" (1.99m x 1.71m)

AGENTS NOTE

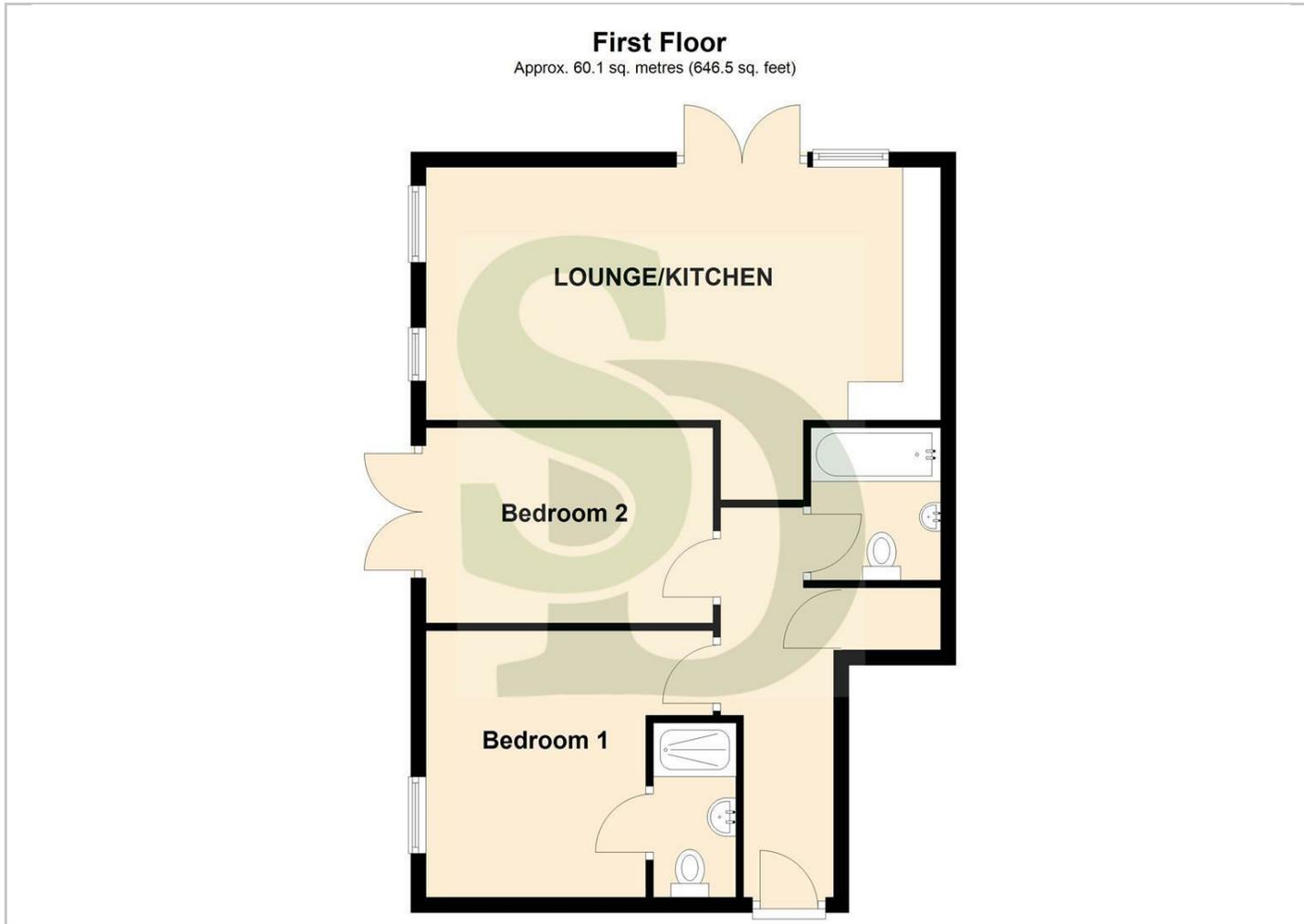




Directions



Floor Plans



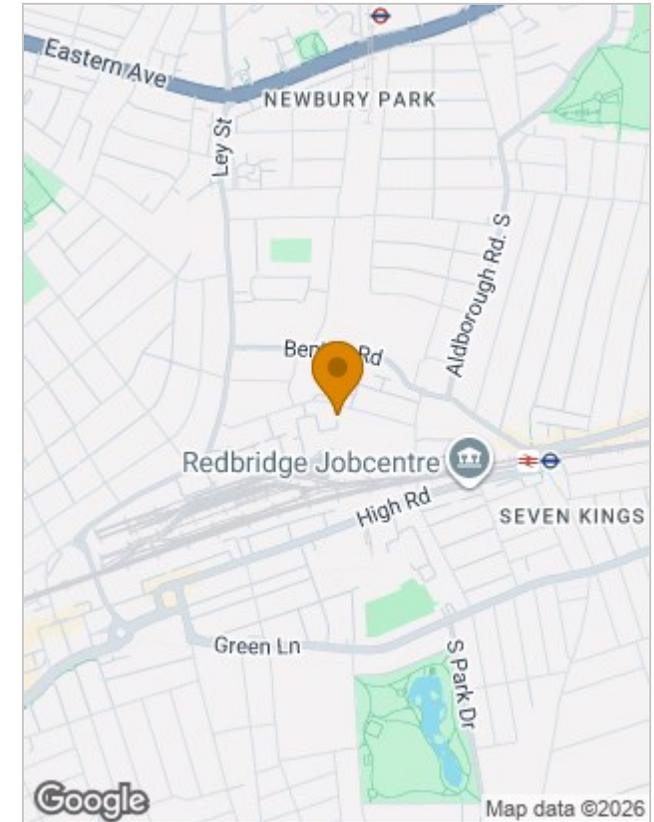
Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

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