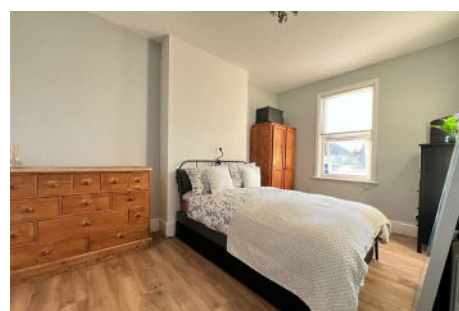




Colinton Road , Ilford, IG3 9RB

Sandra Davidson are pleased to present this charming first-floor flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The flat features a spacious reception room, providing an inviting space for relaxation and entertaining guests.

One of the standout features of this property is its picturesque view overlooking Goodmayes Park, allowing residents to enjoy the beauty of nature right from their home. The flat is also equipped with a modern bathroom, ensuring convenience and comfort for daily routines.

With a lease of approximately 145 years, this property presents a secure investment for the future. Additionally, off-street parking is available, a valuable asset in this bustling area, making it easier for residents and their guests to find parking without hassle.

Offers In Excess Of £325,000

Colinton Road

, Ilford, IG3 9RB



- EPC RATING C
- Lounge
- Off street parking

- First floor
- Kitchen
- Circa 145 year lease

- Two bedrooms
- Bathroom

ENTRANCE

Stairs to first floor

LOUNGE

13'2" x 11'3" (4.03m x 3.43m)

Double glazed window to front. Wood style laminated flooring. Radiator.

KITCHEN

10'4" x 7'10" (3.17m x 2.40m)

Range of wall and base units. Electric cooker. Built in oven. Plumbing for washing machine. Double glazed window to rear.

BEDROOM ONE

13'10" x 9'10" (4.23m x 3.01m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

BEDROOM TWO

9'5" x 8'10" (2.89m x 2.70m)

Double glazed window to front. Wood style laminated flooring. Radiator.

BATHROOM

8'2" x 4'7" (2.50m x 1.42m)

Panelled bath, wash hand basin and low flush w.c.

EXTERIOR

Front drive provides off street parking.

AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.
Client Money Protection

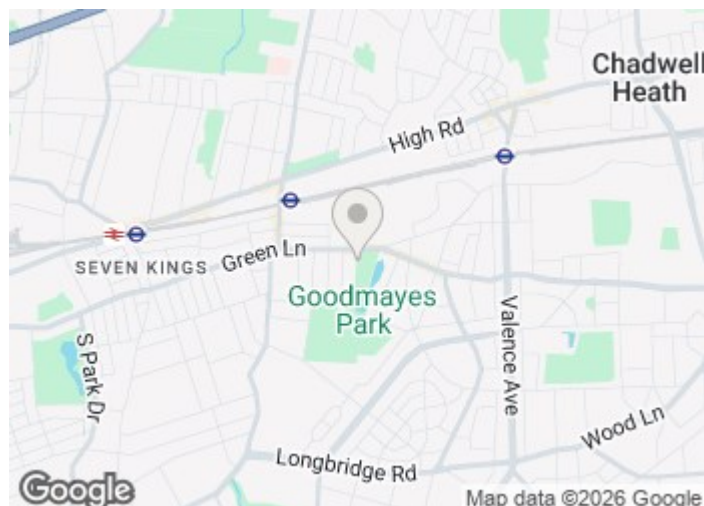
We are members of the

Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website:

<https://www.sandradavidson.com/Redress>

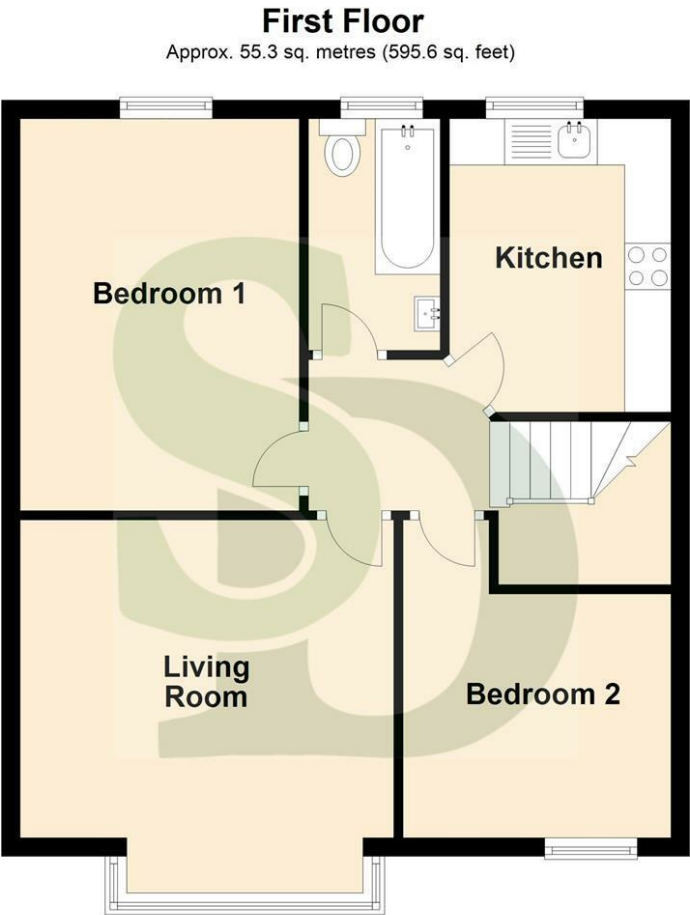
We hold independent redress with The Property Ombudsman



RedbridgeC



Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
Plan produced using PlanUp.

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