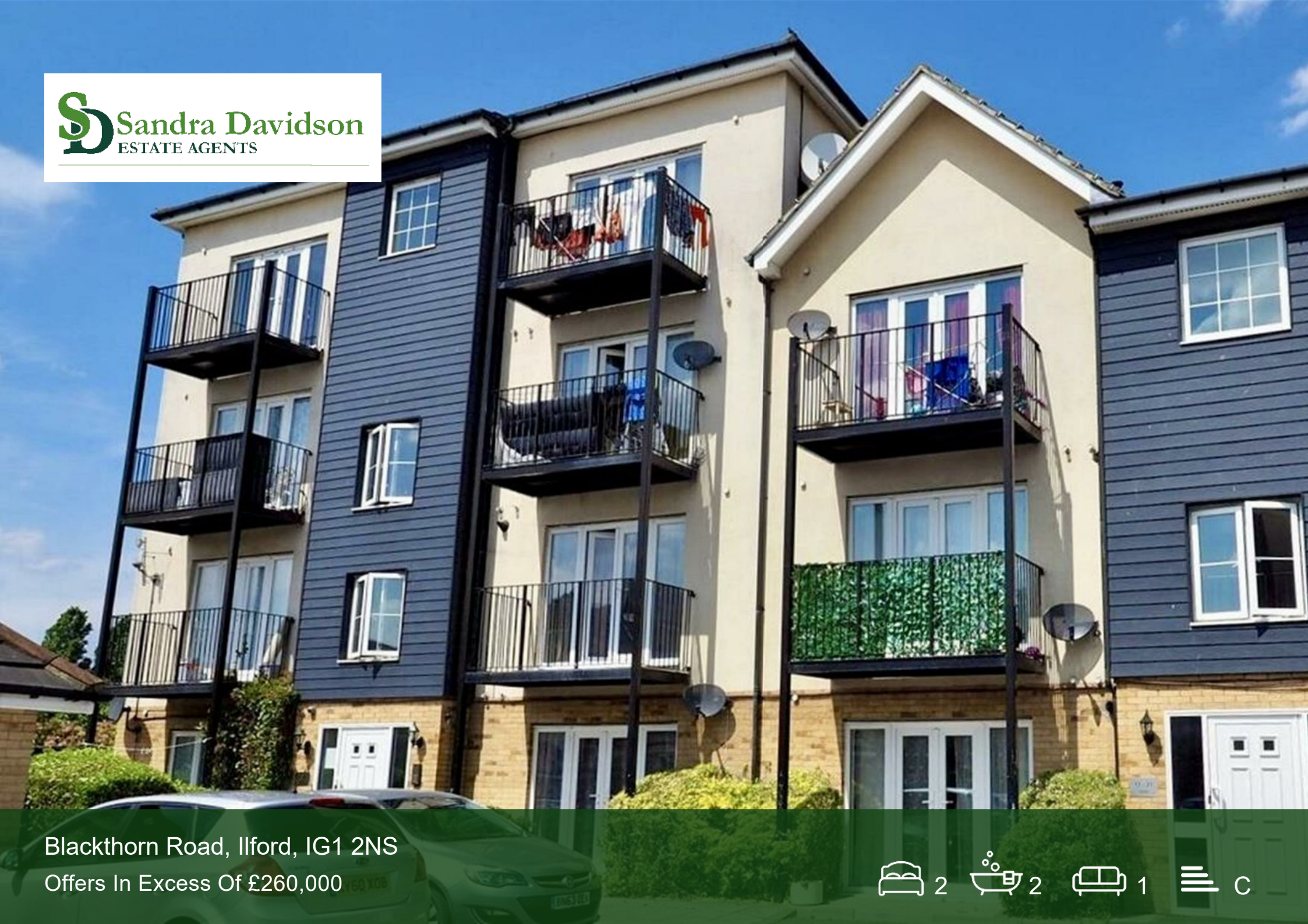



Blackthorn Road, Ilford, IG1 2NS

Offers In Excess Of £260,000

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# Blackthorn Road

## Ilford, IG1 2NS

- EPC RATING

Welcome to this charming second-floor flat located on Blackthorn Road in the vibrant area of Ilford. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even investors seeking a rental opportunity.

The flat features a spacious reception room, perfect for relaxing or entertaining guests. With two bathrooms, convenience is at the forefront, ensuring that morning routines run smoothly for all occupants.

The property benefits from a lease of approximately 102 years, providing peace of mind for future homeowners. Additionally, the location offers easy access to local amenities, including shops, cafes, and parks, enhancing the overall living experience.

There is also an allocated parking space with the property.

This flat presents a wonderful opportunity to enjoy comfortable living in a sought-after area. Don't miss your chance to make this lovely property your new home.






Offers In Excess Of £260,000




| | |
|---|---|
| ENTRANCE | |
| LOUNGE | 13'2" x 13'1" (4.02m x 4.01m) |
| KITCHEN | 8'5" x 7'6" (2.57m x 2.30m) |
| BEDROOM ONE | 11'3" x 10'4" (3.44m x 3.15m) |
| EN-SUITE | 7'6" x 5'10" (2.30m x 1.79m) |
| BEDROOM TWO | 14'2" x 7'8" (4.32m x 2.34m) |
| BATHROOM | 7'8" x 5'6" (2.34m x 1.68m) |
| EXTERIOR | |
| AGENTS NOTE | |

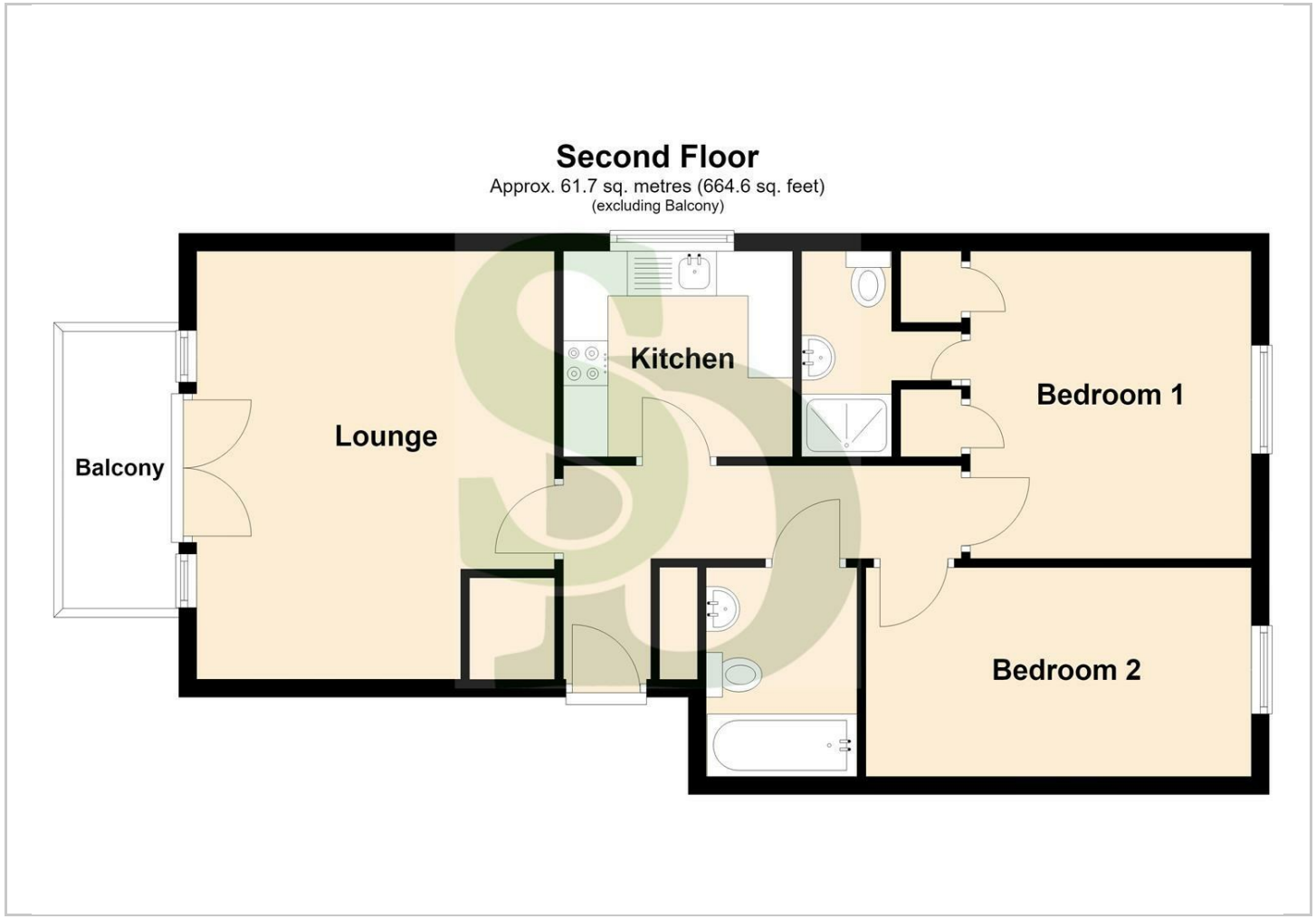




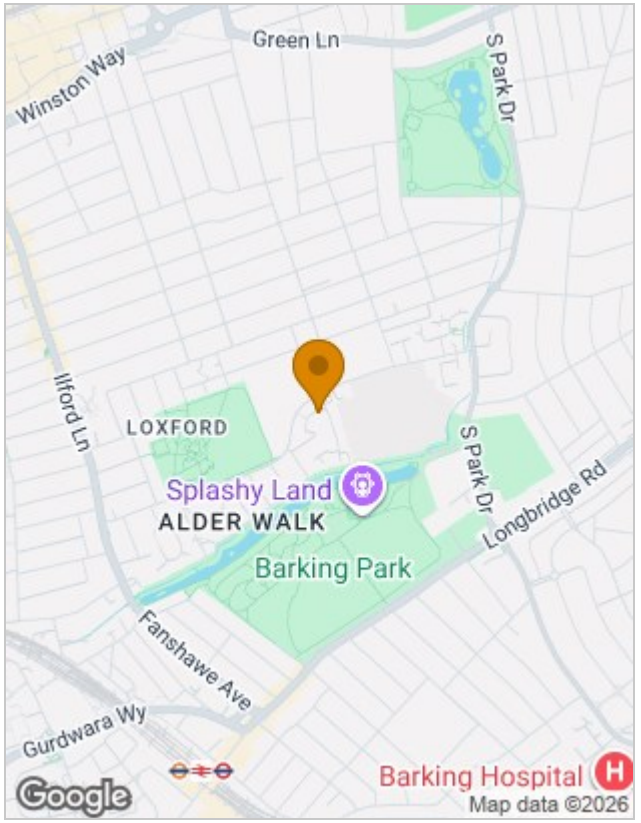
## Directions



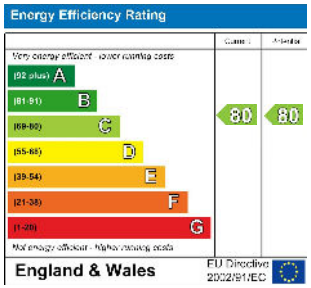
## Floor Plans




## Location Map




## Energy Performance Graph




## 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