

Seven Kings Road, Ilford, IG3 8DQ

Offers In Excess Of £375,000

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Seven Kings Road

Ilford, IG3 8DQ

- EPC C
- Share of FREEHOLD
- Two bedrooms
- Outbuilding/Gym
- Local ameneties
- Circa 990 year lease
- Ground floor flat
- Public transport
- Off street parking
- Elizabeth Line

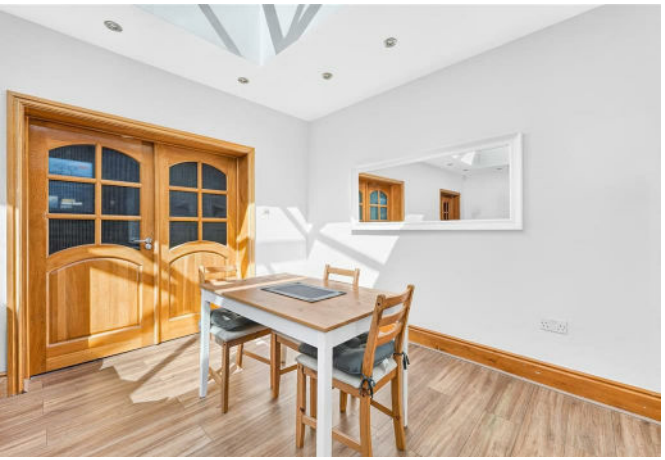
CHAIN FREE - SHARE OF FREEHOLD

Nestled on the charming Seven Kings Road in Ilford, this delightful ground floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant area. The flat features a spacious reception room, providing a welcoming space for relaxation or entertaining guests.

The property boasts a spacious bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this flat is the off-street parking, allowing for hassle-free vehicle access in a bustling neighbourhood. Additionally, the flat comes with a share of freehold and an impressive lease of approximately 990 years, offering peace of mind for future ownership.

Residents will appreciate the proximity to local amenities, including shops, cafes, and parks, making everyday errands a breeze. The nearby Elizabeth Line provides excellent transport links, connecting you to central London and beyond, making this location particularly appealing for commuters.

In summary, this flat on Seven Kings Road presents a wonderful opportunity for those looking to settle in a well-connected area with a strong sense of community. With its attractive features and prime location, it is certainly worth considering for your next home.





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ENTRANCE	
LOUNGE	20'4" x 11'1" (6.20m x 3.40m)
KITCHEN	10'5" x 8'6" (3.20m x 2.60m)
BEDROOM ONE	15'8" x 12'9" (4.80m x 3.90m)
BEDROOM TWO	12'9" x 11'9" (3.90m x 3.60m)
BATHROOM	8'6" x 6'10" (2.60m x 2.10m)
EXTERIOR	24' (7.32m)
OUTBUILDING/GYM	19'8" x 11'1" (6.00m x 3.40m)
AGENTS NOTE	



Directions

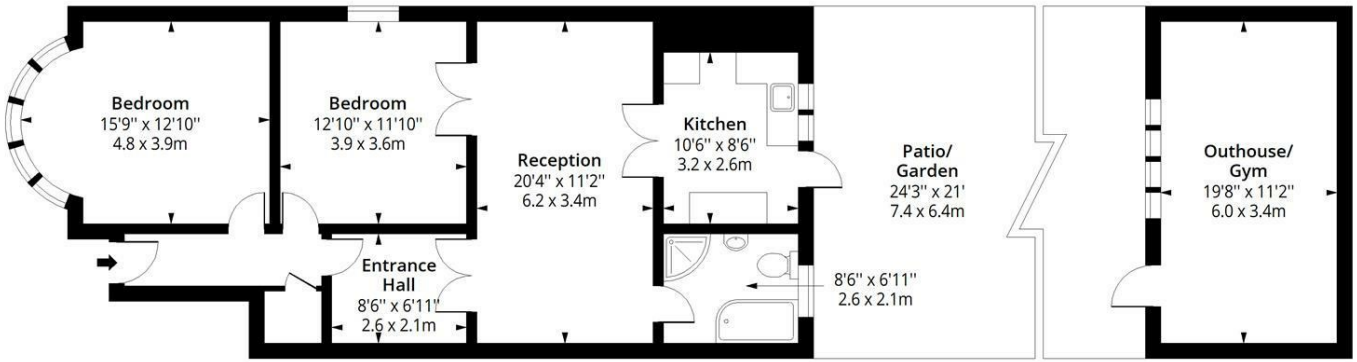




Floor Plans

Seven Kings Road IG3

Approx. Gross Internal Area 879 Sq Ft - 81.66 Sq M
Approx. Gross Outhouse/ Gym Area 219 Sq Ft - 20.35 Sq M



Ground Floor

Floor Area 879 Sq Ft - 81.66 Sq M

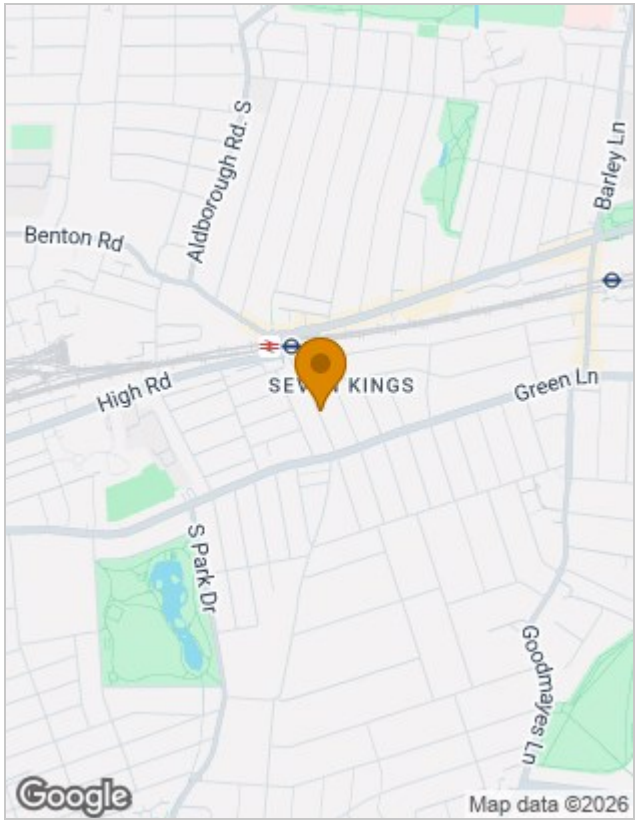
Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

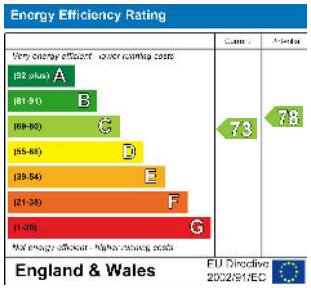
lpaplus.com

Date: 3/8/2026

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.

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