

Audley Gardens, Seven Kings, IG3 9LB

£380,000

2 1 1 D



Audley Gardens

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- EPC RATING D
- Two bedrooms
- Kitchen
- Outbuilding
- Circa 87 year lease
- Ground floor flat
- Lounge
- Bathroom
- Close to Elizabeth Line

Welcome to this charming ground floor flat located in the desirable area of Audley Gardens, Seven Kings. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. The flat boasts a spacious reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is its private garden, providing a lovely outdoor space for you to enjoy fresh air and sunshine. Whether you wish to cultivate your own plants or simply unwind with a book, this garden offers a peaceful retreat right at your doorstep.

The location is particularly advantageous, with a variety of local amenities just a stone's throw away. You will find shops, cafes, and essential services within easy reach, ensuring that daily conveniences are never far from home. Additionally, the property benefits from excellent public transport links, including the Elizabeth Line, which makes commuting to central London and beyond both quick and convenient.

This flat presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. With its appealing features and prime location, this property is not to be missed. We invite you to come and experience all that this lovely flat has to offer.





ENTRANCE	
LOUNGE	15'1" x 13'9" (4.60m x 4.20m)
KITCHEN/DINING	17'8" x 9'10" (5.40m x 3.00m)
BEDROOM ONE	12'9" x 9'6" (3.90m x 2.90m)
BEDROOM TWO	12'1" x 11'1" (3.70m x 3.40m)
BATHROOM	6'10" x 6'6" (2.10m x 2.00m)
OUTBUILDING	18'0" x 12'1" (5.50m x 3.70m)
EXTERIOR	58' (17.68m)
AGENTS NOTE	



Directions

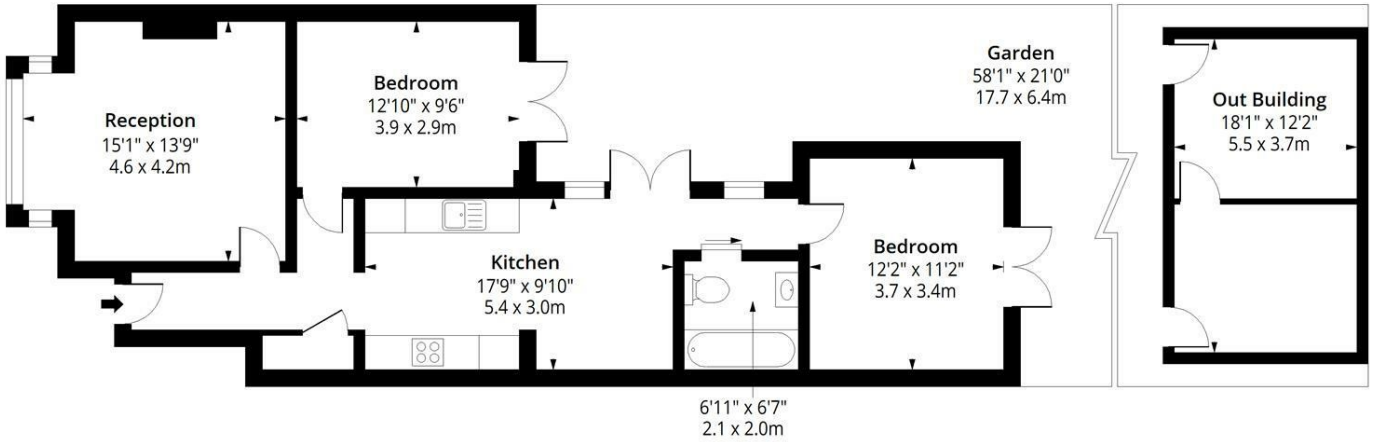



HOT BUTTERED
POP CORN
LLOYDS
GOLD MEDAL
MIXTURE
Thailand
Indonesia

Floor Plans

Audley Gardens IG3

Approx. Gross Internal Area 798 Sq Ft - 74.13 Sq M
Approx. Gross Out Building Area 189 Sq Ft - 17.56 Sq M



Ground Floor

Floor Area 798 Sq Ft - 74.13 Sq M

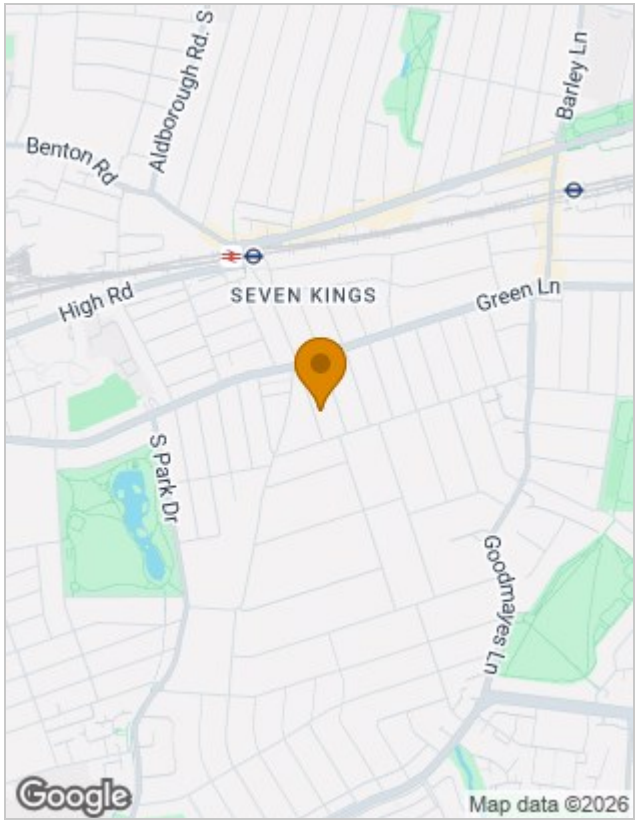
Certified Property Measurer

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.

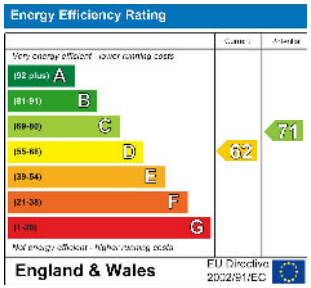
lpaplus.com

Date: 31/7/2026

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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