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ESTATE AGENTS

131 Goodmayes Lane, Ilford, IG3 9PN

Guide Price £250,000

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131 Goodmayes Lane

Ilford, IG3 9PN

- EPC - C
- GAS CENTRAL HEATING
- GOODMAYES AND SEVEN KINGS STATION
- DOUBLE BEDROOMS
- BALCONY
- TWO BEDROOM DUPLEX FLAT
- GREAT LOCATION FOR SCHOOLS
- DOUBLE GLAZED WINDOW
- OUTSIDE STORAGE FOR BIKES
- 116 YEARS LEASE REMAINING

GUIDE PRICE-£250,000-£275,000

Nestled in the vibrant area of Goodmayes Lane, Ilford, this charming 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.

The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the flat is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Goodmayes Lane is well-connected, offering easy access to local amenities, including shops, parks, and public transport links, making it an ideal location for those who appreciate convenience and community.

This flat presents an excellent opportunity for anyone looking to settle in a lively area of Ilford, combining comfort and practicality in one appealing package. Whether you are a first-time buyer or seeking a rental property, this flat is certainly worth considering.





Guide Price £250,000



STAIRS TO SECOND FLOOR	
ENTRANCE TO FLAT	
KITCHEN	12'4" x 8'2" (3.76m x 2.49m)
LIVING ROOM	19'6" x 10'6" (5.95m x 3.22m)
BALCONY	19'6" x 5'2" (5.95m x 1.60m)
STAIRS TO BEDROOMS AND BATHROOM	
BEDROOM ONE	13'3" x 10'5" (4.04m x 3.19m)
BEDROOM TWO	13'2" x 8'5" (4.02m x 2.59m)
BATHROOM	5'10" x 5'2" (1.80m x 1.60m)
WC	5'6" x 2'8" (1.69m x 0.82m)
OUTSIDE STORAGE	
AGENTS NOTE	



Directions

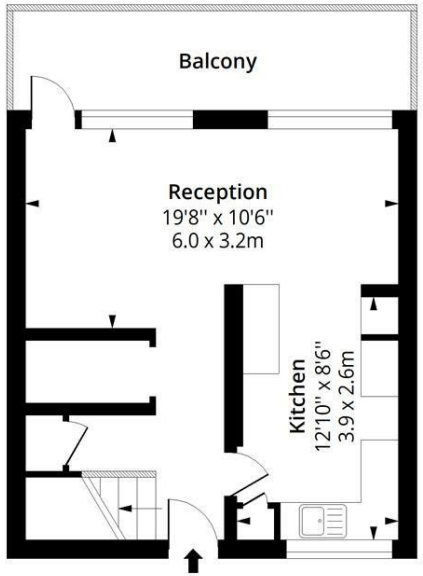


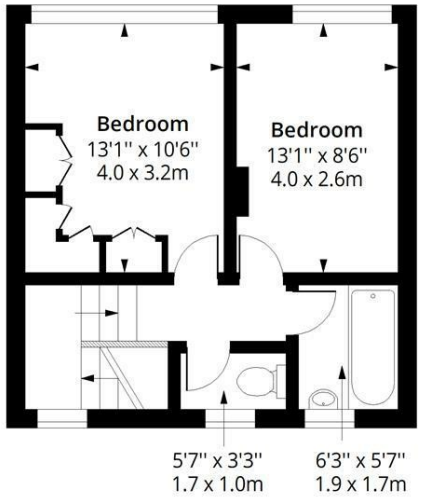

HOME
IS
WHERE
THE
HEART
IS

Floor Plans

Pooles Court IG3

Approx. Gross Internal Area 826 Sq Ft - 76.74 Sq M
Approx. Gross Balcony Area 110 Sq Ft - 10.22 Sq M





Second Floor

Floor Area 426 Sq Ft - 39.58 Sq M

Third Floor

Floor Area 400 Sq Ft - 37.16 Sq M

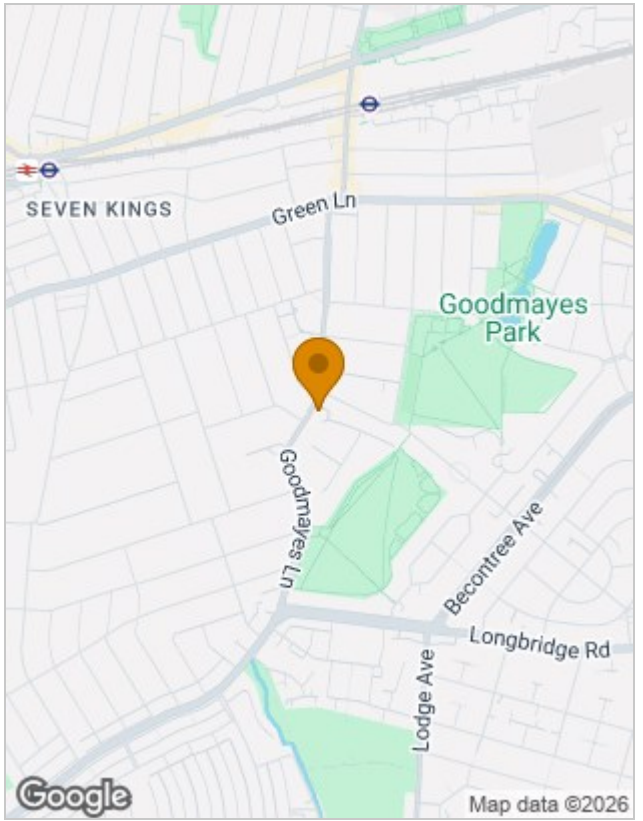
Certified Property Measurer

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.

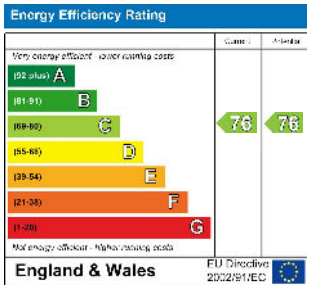
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Date: 1/9/2026

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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