

Roden Street, Ilford, IG1 2AQ

£285,000

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- EPC - TBC
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- GREAT LOCATION FOR SCHOOLS
- LOCAL AMENITIES ON YOUR DOORSTEP
- TWO BEDROOM FLAT
- DOUBLE GLAZED WINDOWS
- STORAGE
- WALKING DISTANCE TO ILFORD STATION

Welcome to Westside Apartments, located at Roden Street, a delightful purpose-built flat that offers both comfort and convenience. This charming residence features a well-appointed reception room, perfect for relaxing or entertaining guests. The flat boasts two spacious bedrooms, providing ample space for rest and privacy, making it an ideal choice for couples, small families, or professionals seeking a comfortable living environment.

The property includes a modern bathroom, designed with functionality in mind, ensuring that your daily routines are both efficient and enjoyable. The layout of the flat is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout.

Situated in a desirable area, Westside Apartments offers easy access to local amenities, including shops, parks, and public transport links, making it an excellent choice for those who value both accessibility and community. Whether you are looking to buy or rent, this flat presents a wonderful opportunity to secure a home in a vibrant neighbourhood.

Do not miss the chance to make this lovely flat your own. Arrange a viewing today and experience the charm of Westside Apartments for yourself.





COMUNNAL ENTRANCE	
ENTRANCE TO FLAT	
OPEN PLAN KITCHEN - LIVING ROOM	24'2" x 11'0" (7.37m x 3.37m)
BEDROOM ONE	14'11" x 8'6" (4.56m x 2.61m)
BEDROOOM TWO	13'10" x 8'9" (4.22m x 2.68m)
BATHROOM	7'3" x 7'1" (2.23m x 2.16)
AGENTS NOTE	



Directions

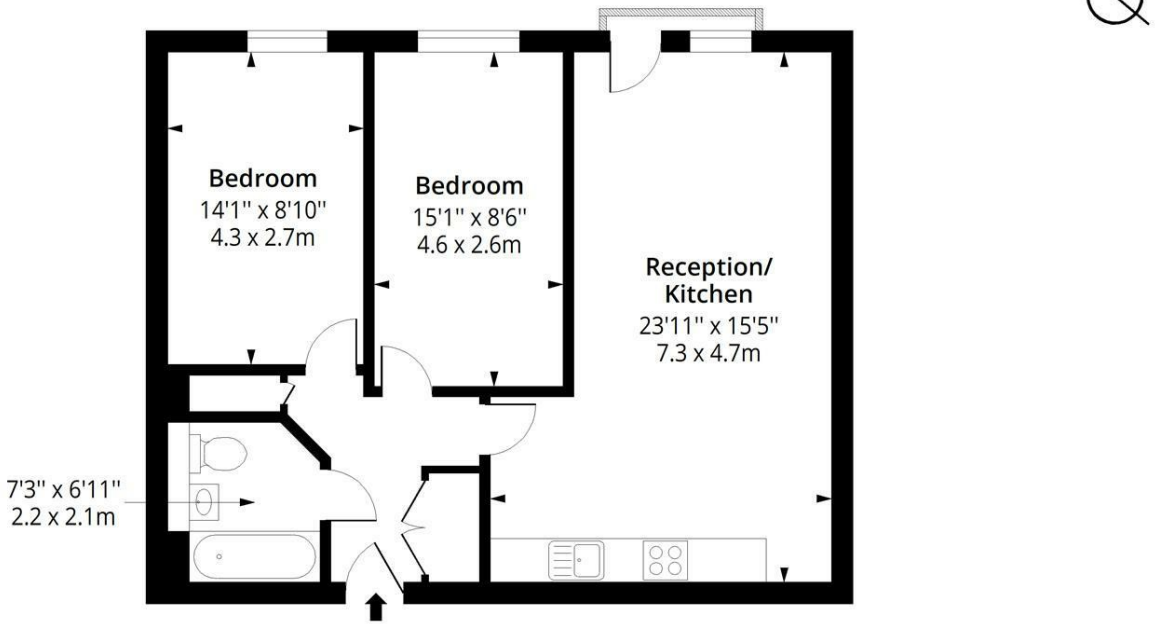




Floor Plans

Westside Apartments IG1

Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M



First Floor

Floor Area 716 Sq Ft - 66.52 Sq M

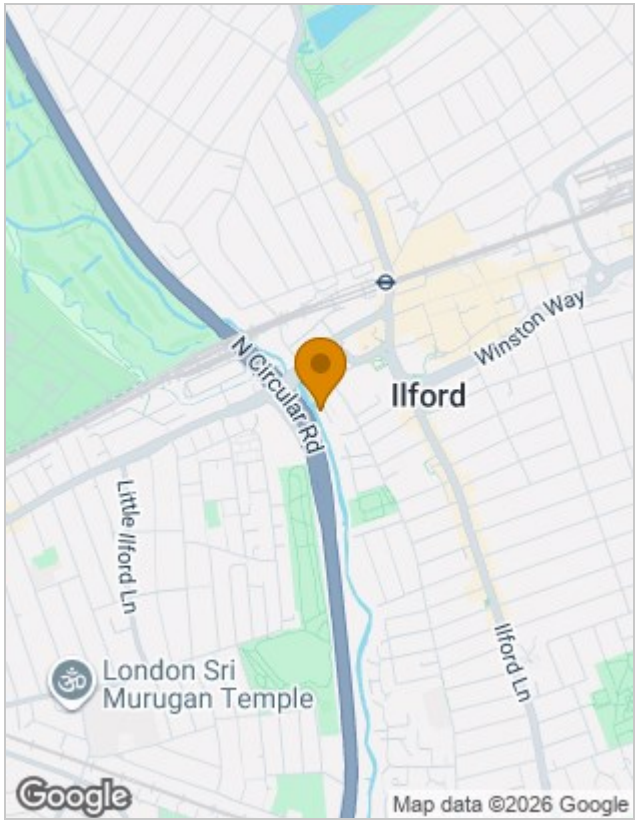
Certified Property Measurer

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.

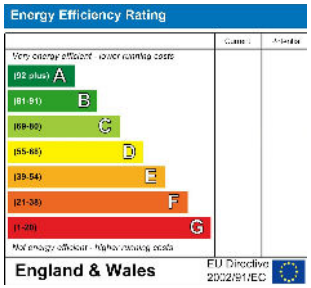
lpaplus.com

Date: 5/11/2026

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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