

LEASEHOLD



Flat - Purpose Built

# WELLMEAD, WELLWOOD ROAD ILFORD IG3

Asking price

## £300,000

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### FEATURES

- No Onward Chain
- Excellent condition throughout
- Exceptional 939-Year Lease Remaining
- Fully Double Glazed
- Two-bedroom first-floor flat
- Off-Street Parking & Garage
- Secure Entry System
- Gas Central Heating



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# 2 Bedroom Flat - Purpose Built located in Ilford

## Hallway

Upon entering, you are welcomed by a central hallway providing access to the reception room, kitchen, bathroom, and two bedrooms. Within the hallway is a built-in storage cupboard.

## Reception Room

16'1" x 12'8"

The spacious reception room offers ample space for both living and dining. It is bright and welcoming, with a large bay window that allows plenty of natural light to flood in. The room features attractive laminate flooring throughout and has been newly decorated, providing a versatile blank canvas to suit a range of personal styles. It is presented in excellent condition.

## Kitchen

15'7" x 8'6"

Modern & Stylish Kitchen - Fully Equipped

Designed for contemporary living, this sleek kitchen features grey base and wall units with striking dark worktops for a clean, modern look. It comes fully equipped with an integrated oven, gas hob, and stainless steel extractor hood – perfect for home cooks.

The light grey laminate flooring adds brightness and practicality, while included appliances such as a dishwasher, fridge, and washing machine offer everyday convenience. With ample storage and a smart

layout, this kitchen is a standout feature of the home, ready to enjoy from day one.

## Bedroom 1

13'7" x 10'0"

The generously sized master bedroom provides ample space for a double bed and additional furnishings. It is bright and airy, featuring a large window that allows plenty of natural light to fill the room. With attractive laminate flooring and newly decorated walls, the room is presented in excellent condition, offering a comfortable and inviting private retreat.

## Bedroom 2

11'10" x 8'8"

Bright and inviting, the double bedroom offers comfortable proportions and features attractive laminate flooring. It benefits from excellent natural light through the window and is presented in immaculate, newly decorated condition, providing a versatile space ready to be styled to your taste.

## Bathroom

8'10" x 5'7"

The bathroom offers a clean, functional, and well-maintained space, featuring a modern white three-piece suite. This includes a panelled bath with an overhead shower and clear glass screen, a pedestal basin, and a low-level WC. The walls are partially tiled in a neutral

tone, providing a fresh backdrop that complements the dark tiled flooring. A frosted window ensures privacy while allowing natural light and ventilation. For added comfort, the bathroom also includes an extractor fan and an electric heated towel rail.

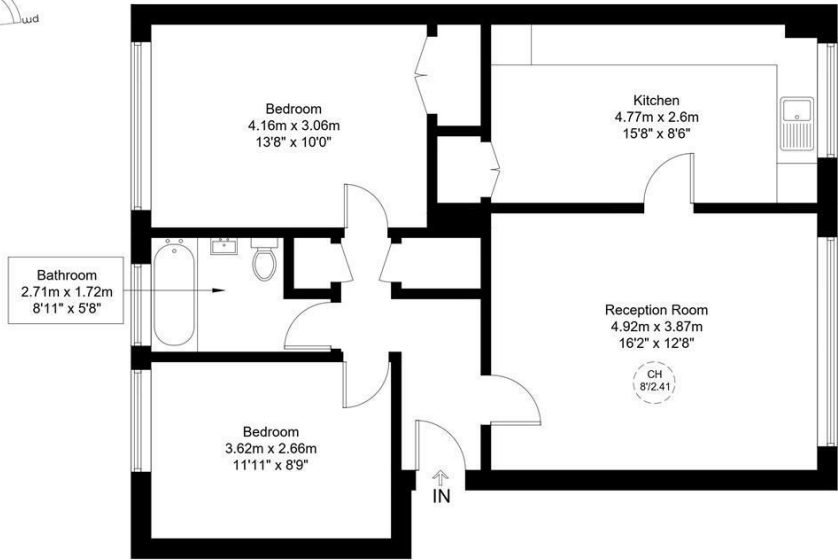
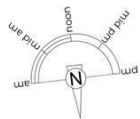


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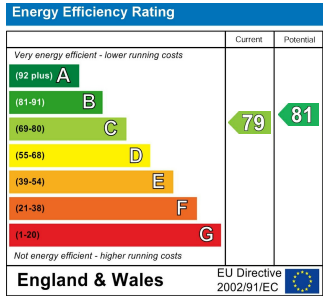
**Approximate Gross Internal Area = 71.1 sq m / 765 sq ft**



**First Floor**  
71.1 sq m / 765 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

