

Flat 13, Elder House 1B Broomhill Road, Ilford, IG3 9SH

£150,000

- One bedroom ground floor flat
- Spacious reception room
- Garage
- Viewing recommended
- Can be converted into a 2 bedroom
- Private rear garden
- Easy access to transport
- 57 year lease

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Nestled on Broomhill Road in the vibrant area of Ilford, this charming house offers a perfect blend of modern living and comfort. Built in 2011, the property spans an inviting 495 square feet, making it an ideal choice for individuals or couples seeking a cosy home.

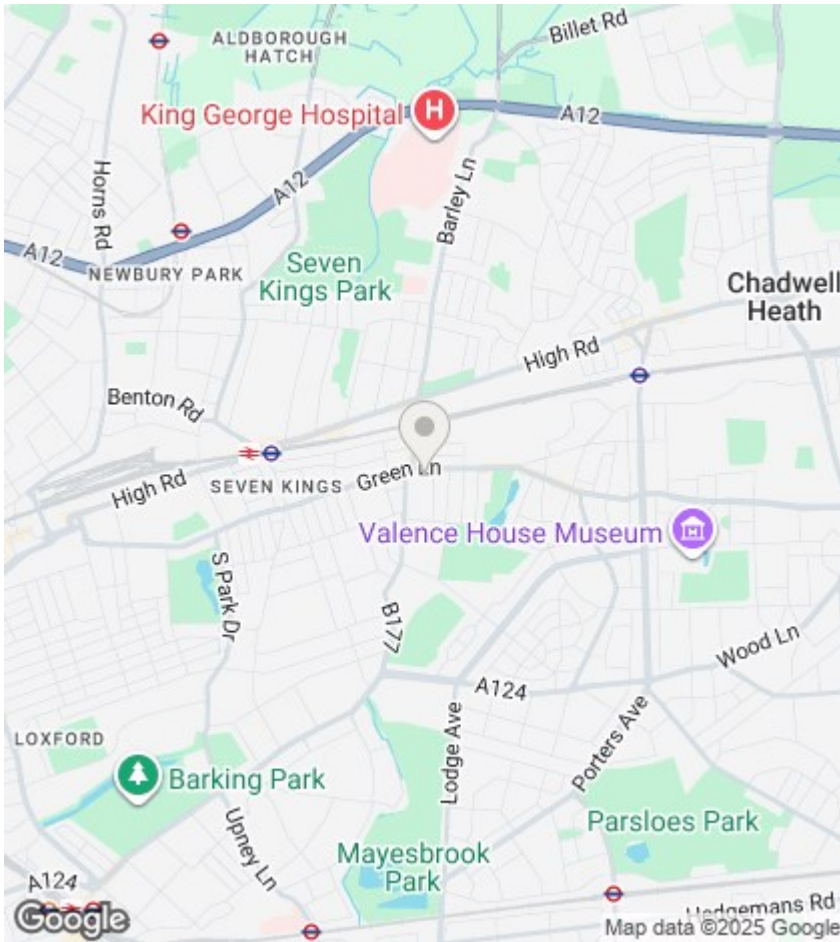
This property is not only a delightful living space but also benefits from its convenient location. Ilford is known for its excellent transport links, making it easy to commute to central London and beyond. Additionally, the surrounding area boasts a variety of local amenities, including shops, parks, and eateries, ensuring that everything you need is within reach.

Whether you are a first-time buyer or looking to downsize, this house on Broomhill Road presents a wonderful opportunity to enjoy contemporary living in a thriving community. Do not miss the chance to make this delightful property your new home.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 0207 018 0660 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	