



New North Road, Ilford, IG6 3EJ

Guide Price £500,000

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- German Nobilia Bespoke Kitchen With Motion Touch Cabinetry
- Fully Tiled Shower Room, Mirrored Cabinetry With Built In Speaker System
- Triple Glazed Windows, Sound Proofing, Insulated Internal & External Walls
- New 999 Year Lease
- Split Level Apartment Arranged Over 904sq ft
- High End Appliances, Including A Bora Hob
- Stylishly Renovated With Panelled Walls, Oak Flooring & Spotlights Throughout
- Driveway Parking For One Car & Electric Charger Point

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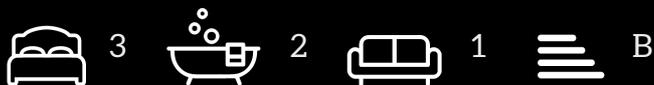
Welcome to this modern first-floor duplex apartment which is located on New North Road in the vibrant area of Hainault. Spanning an impressive 904 square feet, this property offers a spacious and comfortable living environment, perfect for families or professionals seeking a stylish home.

The apartment features a well-appointed reception room with vaulted ceilings, Crittal style doors which flow into a unique open plan kitchen/dining space, providing an inviting space for relaxation and entertainment.

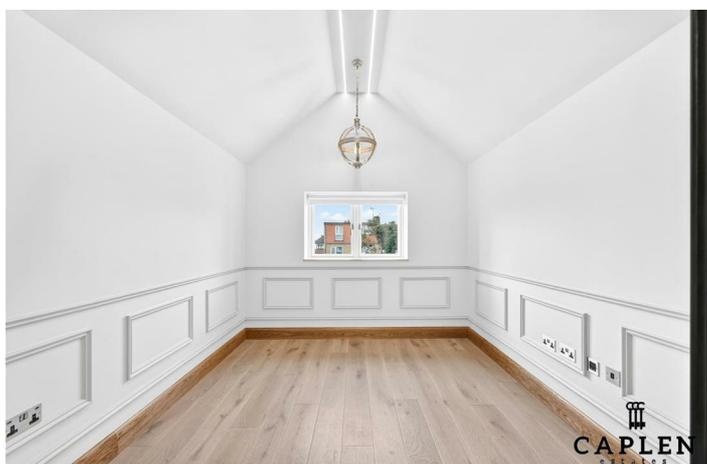
The bespoke fitted kitchen has a "German Nobila" stainless steel finish with motion touch cabinetry, down lights, high spec integrated appliances, stone worktops and oak flooring throughout. With three generously sized bedrooms, there is ample room for everyone, whether you need a guest room, a home office, or a children's space. The two stylish fully tiled bathrooms include mirrored cabinetry with built in speaker systems, large free stand showers with which add convenience and privacy, making morning routines a breeze .

One of the standout features of this property is the spacious south facing private rear garden with large patio and composite fencing. Additionally there is a dedicated parking space for one vehicle with electric charger point, a valuable asset in this bustling area. The modern design of the flat ensures that you will enjoy contemporary living with all the necessary amenities close at hand.

Situated in Hainault, you will benefit from excellent transport links, local shops, and a variety of dining options, making it an ideal location for those who appreciate both convenience and community. This flat is a wonderful opportunity for anyone looking to settle in a thriving neighbourhood while enjoying the comforts of a modern home. Don't miss your chance to view this delightful property.



Council Tax Band: D



Kitchen

5.49m x 3.38m (18' x 11'1")

Lounge/Dining Room

3.05m x 2.82m (10' x 9'3")

Bedroom 1

3.48m x 3.20m (11'5" x 10'6")

Shower Room

2.62m x 1.37m (8'7" x 4'6")

Bedroom 2

4.06m x 2.67m (13'4" x 8'9")

Bedroom 3

4.06m x 2.24m (13'4" x 7'4")

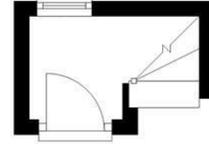
Shower Room

2.24m x 1.85m (7'4" x 6'1")



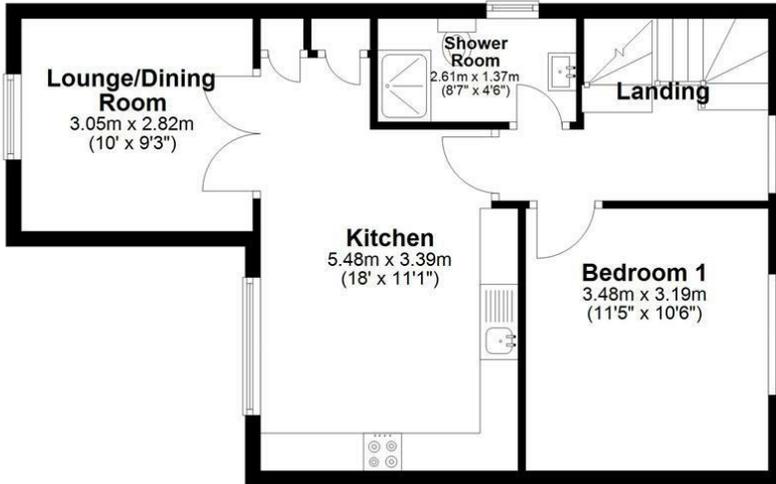
Ground Floor

Approx. 2.6 sq. metres (27.8 sq. feet)



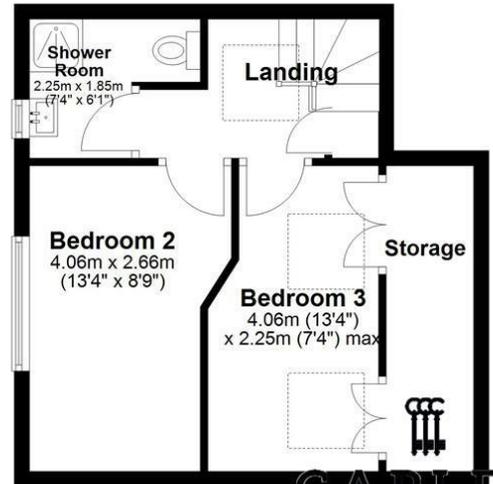
First Floor

Approx. 48.8 sq. metres (524.7 sq. feet)



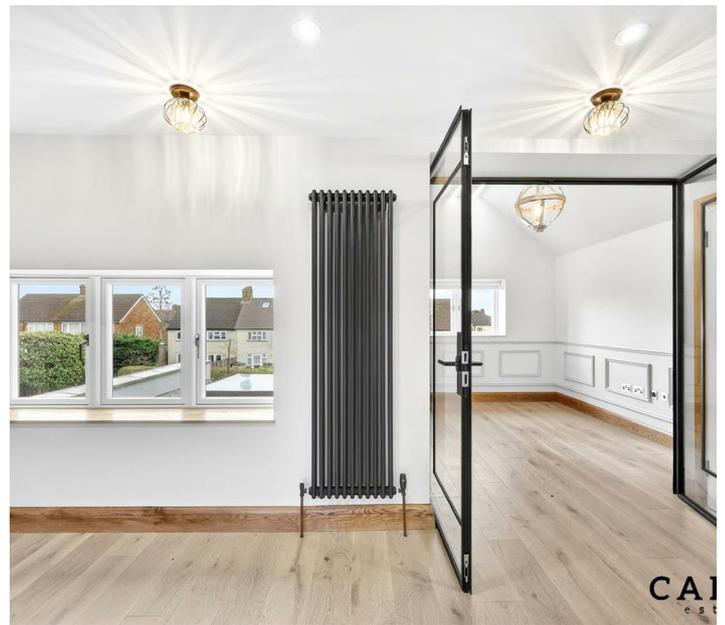
Second Floor

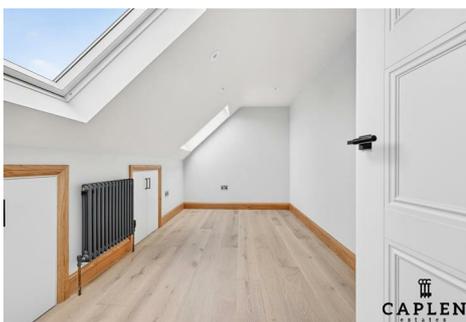
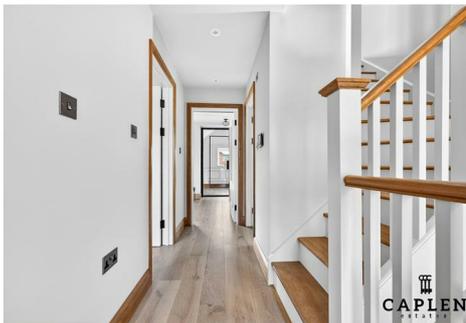
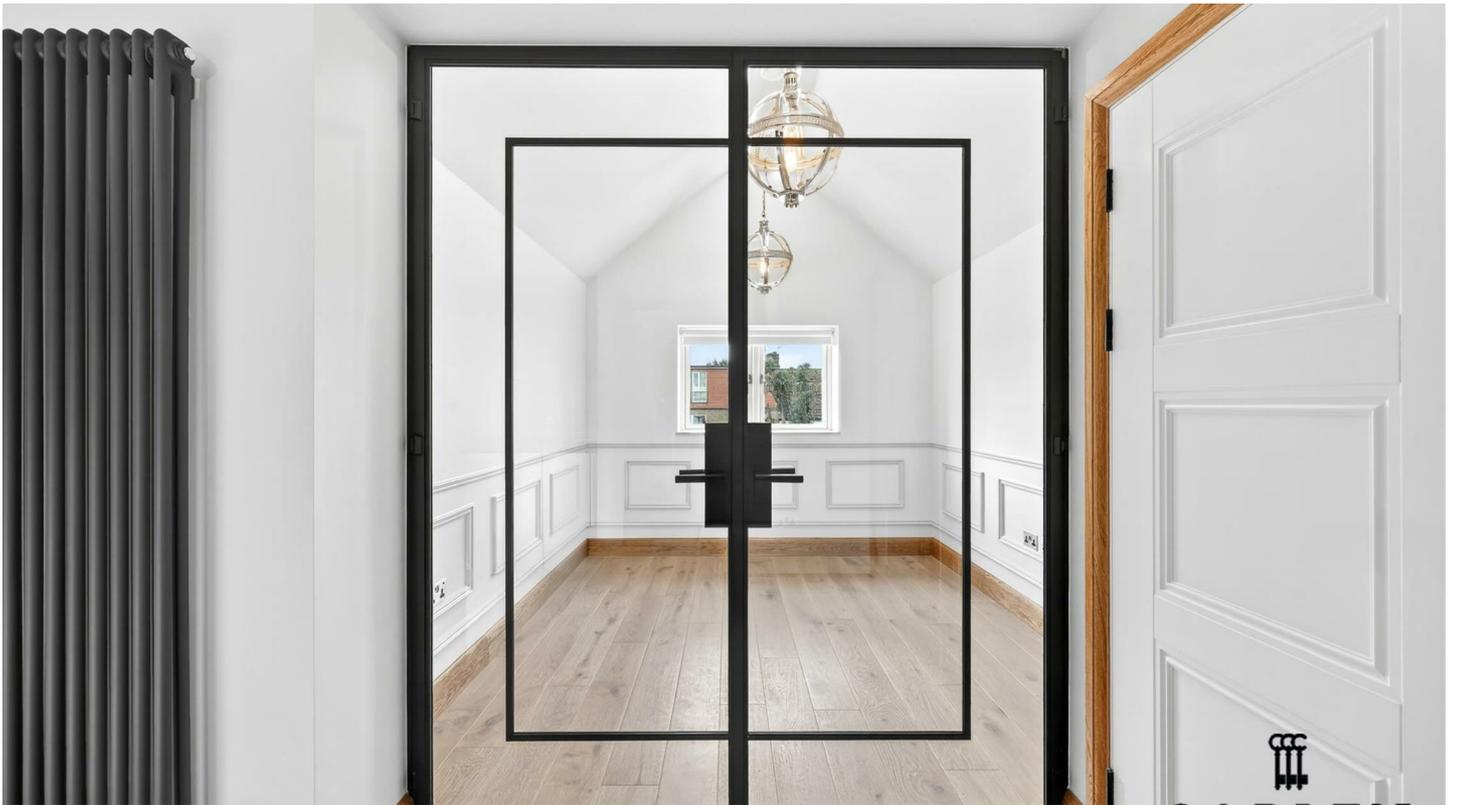
Approx. 32.6 sq. metres (351.4 sq. feet)



CAPLEN
estates

Total area: approx. 84.0 sq. metres (904.0 sq. feet)







| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

EPC Rating:

B

Council Tax Band

D

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.