



## New Mossford Way, Ilford, IG6 1FJ

£350,000

- Modern finish throughout
- Two double bedrooms
- Private Balcony
- Short walk to Barkingside Train Station
- Master with Ensuite Shower Room
- Allocated Parking

# New Mossford Way, Ilford, IG6 1FJ

Welcome to this modern apartment located on New Mossford Way in the vibrant area of Ilford. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

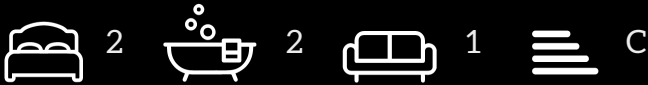
As you enter the apartment, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout.

The apartment features two bathrooms, providing convenience and privacy for all residents. This is particularly advantageous for busy mornings or when hosting visitors.

In addition to its appealing interior, the property includes parking for one vehicle, a valuable asset in this bustling area.

Situated in Ilford, you will find yourself within easy reach of local amenities, including shops, restaurants, and parks, ensuring that all your daily needs are met. The area is well-connected by public transport, making it simple to explore the wider London region.

This modern apartment on New Mossford Way presents an excellent opportunity for those looking to enjoy contemporary living in a thriving community. Do not miss the chance to make this lovely property your new home.



Council Tax Band: C



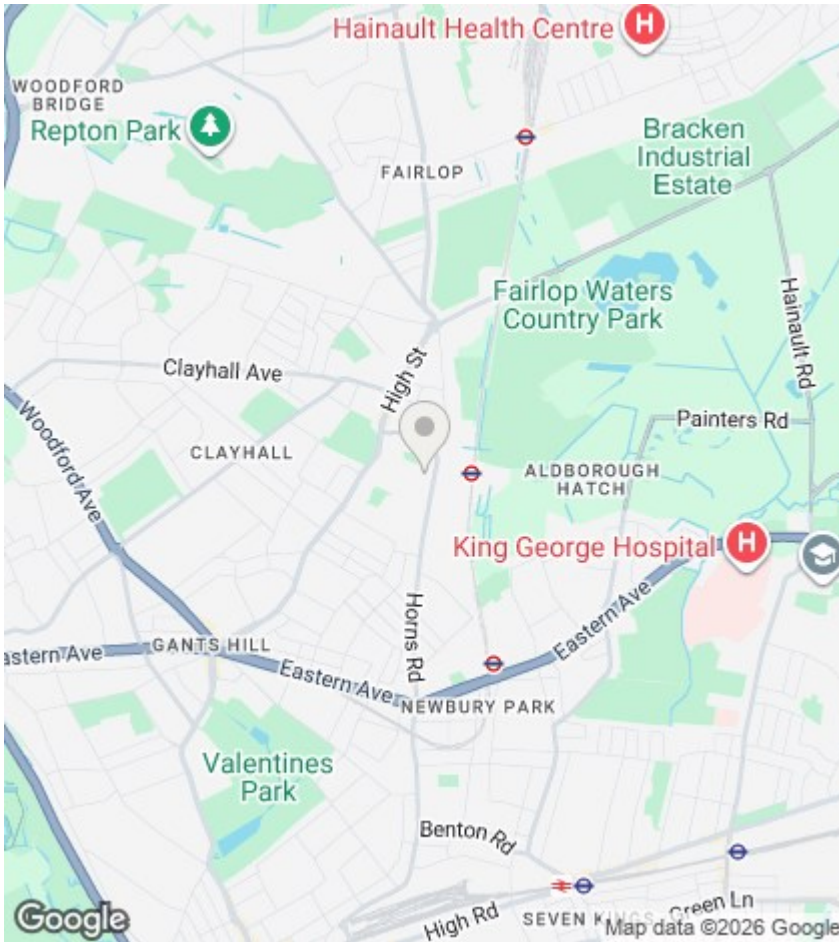
Kitchen/Living/Dining Room  
7.19m x 4.17m (23'7" x 13'8")

Bedroom 1  
3.99m x 2.72m (13'1" x 8'11")

Ensuite  
1.98m x 1.50m (6'6" x 4'11")

Bedroom 2  
3.99m x 2.74m (13'1" x 9')

Bathroom  
2.11m x 2.01m (6'11" x 6'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating**

C

**Council Tax Band**

C

**Viewings**

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

Approx. 66.6 sq. metres (717.1 sq. feet)  
(excluding Balcony)

