



Mossford Green, Ilford, IG6 2PE

£300,000

- Two Double Bedrooms
- Access to Garden
- Low Service Charge
- Two Bathrooms
- Allocated Parking
- Dual Aspect Reception

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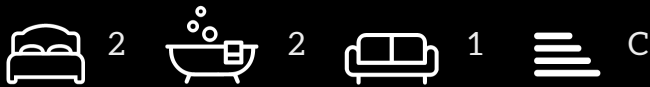
GUIDE PRICE £300,000-£325,000

Welcome to this charming ground floor flat located in the desirable area of Mossford Green, Barkingside, Ilford. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a modern home in a convenient location.

Spanning an impressive 609 square feet, the flat features a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The property boasts two spacious bedrooms, ensuring ample room for rest and privacy. Additionally, there are two bathrooms, which is a significant advantage for busy households, allowing for convenience and comfort.

The flat's ground floor position offers easy access, making it suitable for those who prefer to avoid stairs. The surrounding area is known for its community spirit and accessibility to local amenities, including shops, parks, and transport links, making it an excellent choice for those who value convenience.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant and friendly neighbourhood. With its modern layout and practical features, this flat is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely flat your new home.



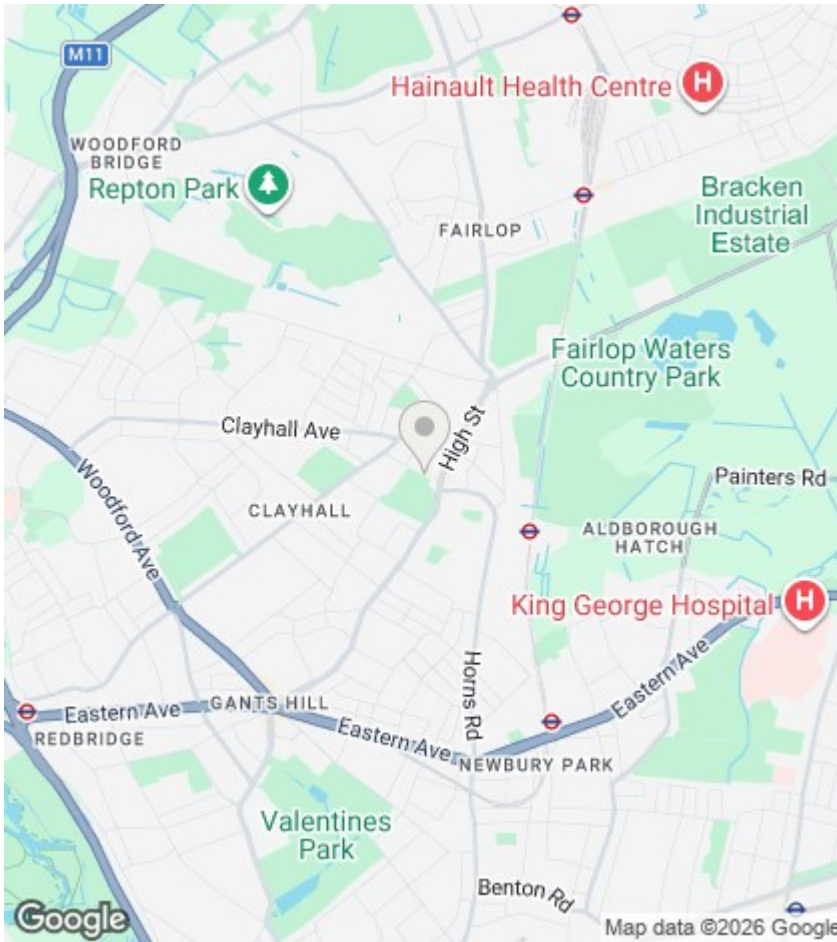
Council Tax Band: C



Kitchen / Reception Room
52.12m x 4.37m (171" x 14'4")

Bedroom 1
3.30m x 2.82m (10'10" x 9'3")

Bedroom 2
2.36m x 2.18m (7'9" x 7'2")



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (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

C

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Viewings

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

