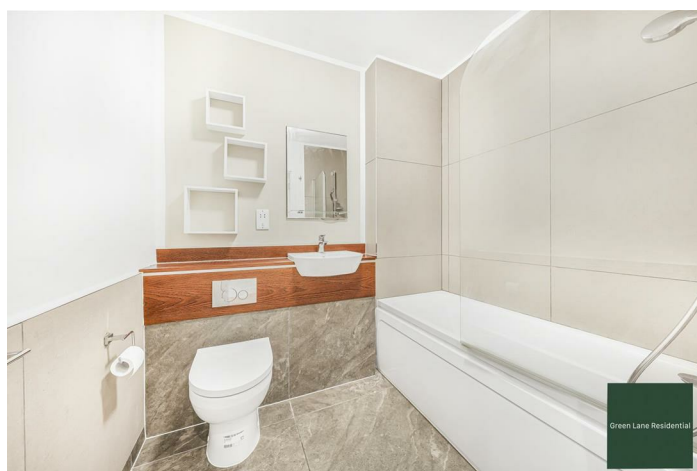


LEASEHOLD



Flat - Purpose Built (EPC Rating:)

FLAT 5, 571 HIGH ROAD, ILFORD, IG3 8EF

Guide price

£375,000

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2



2



1



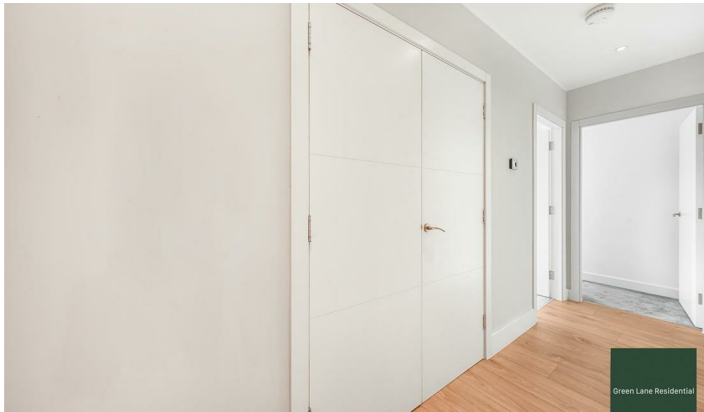
2 Bedroom Flat - Purpose Built located in Ilford

Green Lane Residential are delighted to present this chain free, beautifully appointed nearly new apartment with private balcony, offering approximately 709 sq ft of contemporary living space and finished to an excellent standard throughout.

The property features two generously sized double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, together with an additional modern family bathroom. The impressive open-plan living, kitchen and dining area forms the heart of this exceptional home, providing a bright and spacious environment ideal for both relaxing and entertaining.

The living area enjoys direct access to both a private balcony creating a seamless connection between indoor and outdoor living.

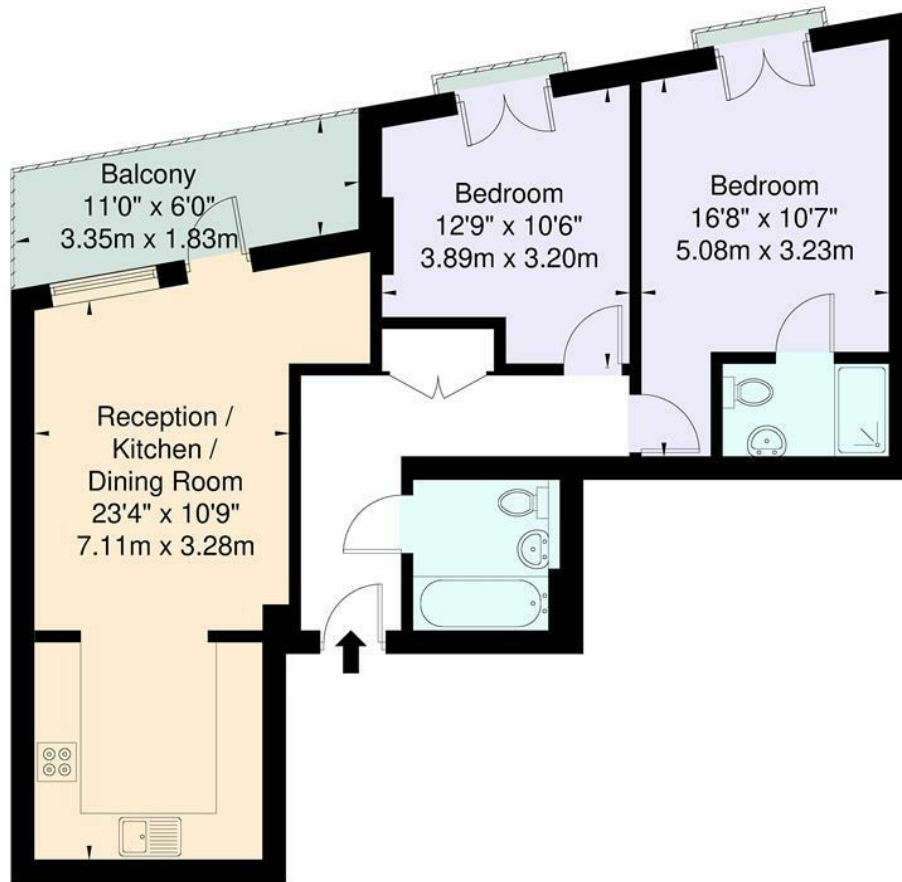
Presented in immaculate condition throughout, the apartment is set within a modern development with beautifully maintained communal areas and the added convenience of lift access.





OTO tower, High Road, Seven Kings, IG3 8EF

Approximate Gross Internal Area = 65.9 sq m / 709 sq ft



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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.

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