



Empress Avenue, Ilford, IG1 3DE

Asking price £195,000

*** GUIDE PRICE £195,000 TO £225,000***

Sandra Davidson are pleased to present this good size one bedroom purpose built garden flat situated in a popular location off Off The Drive and within close proximity to Ilford mainline station and local shops and amenities. The property benefits from one double bedroom, open plan lounge/kitchen, modern bathroom/w.c a 999 year lease and comprises:-

- Double Bedroom
- Open Plan Lounge/Kitchen
- Modern Bathroom/w.c
- Double Glazing
- Own Garden
- 999 Year Lease





ENTRANCE

Communal door to communal entrance hall with fitted carpet, further partly glazed UPVC door to rear with patio area, wooden fence gate to further brick patio area and partly glazed UPVC door to;

OPEN PLAN LOUNGE/KITCHEN 17'3 max x 15'8 max (5.26m max x 4.78m max)

Lounge Area:

Casement window to front, fitted carpet, electric storage heater, wall mounted fuse board, doors to bathroom and bedroom.

Kitchen Area:

Fitted wall units, work surface, single bowl single drainer stainless steel sink unit, plumbing for washing machine, integrated electric hob with extractor hood over, space for fridge/freezer, tiled flooring, tiled flooring,

BEDROOM 12'4 max x 12'3 (3.76m max x 3.73m)

Double glazed UPVC casement window to front, fitted carpet, electric storage heater.

BATHROOM/W.C

White suite comprising panelled bath with wall mounted electric shower, pedestal wash hand basin with tiled splash back, low level w.c, tiled flooring, partly tiled walls, heated towel rail, extractor fan.

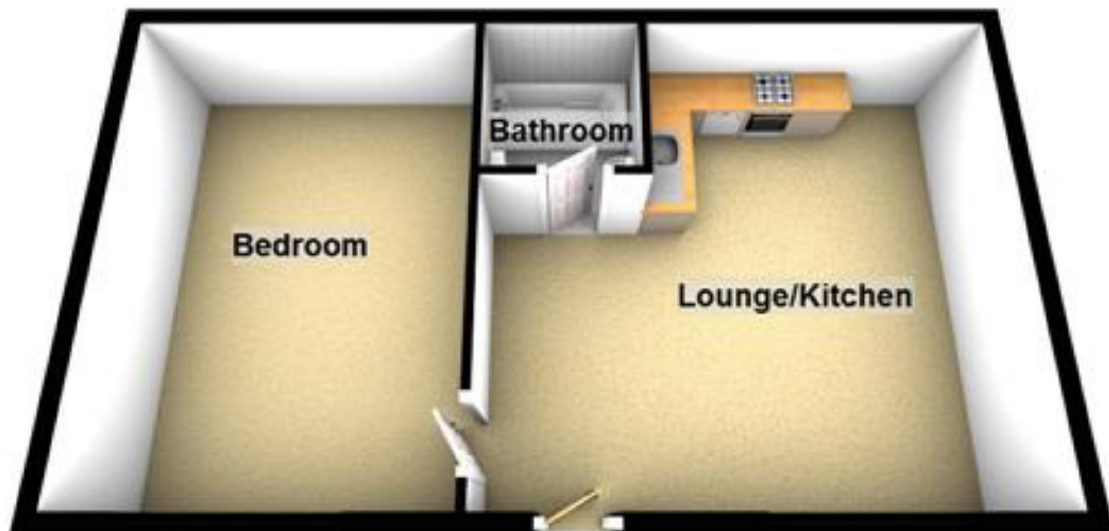
EXTERIOR

To the front of the property there is a brick laid patio area measuring approximately 10' long by 30' wide.



Ground Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 49.5 sq. metres (532.8 sq. feet)

This plan is for illustration purposes only and may not be representative of the property Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
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