



Ingleby Road, Ilford, IG1 4RX

£240,000

Sandra Davidson are pleased to present a wonderful opportunity for a first time buyer or investor. The property is a first floor flat situated in the heart of the Commonwealth Estate, within walking distance to Valentines Park, close to Ilford town centre and transport links.

- First floor converted flat
- Two bedrooms
- Local amenities
- Town location
- Gas central heating
- Long Lease





ENTRANCE

Communal door to hallway with own front door to entrance hall, fitted carpet, carpeted stairs to first floor landing.

LANDING

Split level landing, fitted carpet.

RECEPTION 4.29m x 3.63m (14'1" x 11'11")

Bay window to front with radiator under, laminate wood flooring, coving.

KITCHEN 3.58m x 3.34m (11'9" x 10'11")

Fitted base units, works surface, single bowl single drainer stainless steel sink unit, built in oven and gas hob, plumbing for washing machine, vinyl flooring, boiler serving hot water and central heating, radiator, window to rear.

BEDROOM 1 4.13m x 3.28m (13'7" x 10'9")

Window to rear with radiator under, coving, fitted carpet.

BEDROOM 2 3.35m x 1.70m (11'0" x 5'7")

Window to front with radiator under, coving, laminate wood flooring.

BATHROOM/W.C

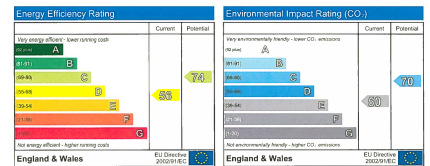
White suite comprising panelled bath with shower attachment, low level w.c, pedestal wash hand basin, vinyl flooring, partly tiled walls, radiator, opaque window to flank.



Energy Performance Certificate

13a Ingleby Road, ILFORD, Essex, IG1 4RX. Dwelling type: Top-floor flat. Date of assessment: 24 December 2008. Date of certificate: 29 December 2008. Reference number: 8753-2884-6521-0028-6105. Total floor area: 57 m².

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Table with 3 columns: Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home. Rows include Energy use, Carbon dioxide emissions, Lighting, Heating, and Hot water.

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. DISCLAIMER: These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this



10 Roding Lane South, Redbridge, Essex, IG4 5NX

T: 020 8551 0211

F: 020 8551 7111

redbridge@sandradavidson.com

www.sandradavidson.com
