



Warwick Gardens, Ilford, IG1 4LE

Offers in excess of £250,000

Sandra Davidson are pleased to present an opportunity to acquire a two Bedroom First Floor converted flat on the much sought after Commonwealth Estate, within walking distance to Valentines Park. The property features a lounge/diner, separate kitchen, long lease, own front drive and is offered chain free. The property is within the Valentines School catchment area, close to Ilford main line station, town centre and can only be appreciated by an internal inspection. The property comprises:-

- Two bedrooms
- Lounge/Diner
- Separate Kitchen
- Gas central heating
- Long Lease
- Own Front Garden
- Commonwealth Estate
- Chain Free
- Double Glazed Windows





ENTRANCE

Period partly glazed wooden door to communal entrance hall with meter cupboard, coving and dado rail, own front door to entrance hall with carpeted stairs with feature staircase posts to first floor with period dado, picture rails, coving and skirting.

LIVING ROOM 5.112m into bay window x 4.459m into alcove (16'9" into bay window x 14'8" into alcove)

Square double glazed bay window to front, fitted carpet, picture rail, radiator, chimney breast.

KITCHEN 2.774m x 2.506m into alcove (9'1" x 8'3" into alcove)

Fitted wall and base units, work surface with tiled splashback, stainless steel single bowl single drainer sink unit, built in gas oven and hob, plumbing for washing machine, fridge/freezer, laminate wood flooring, double glazed casement window to rear with fitted roller blind, radiator, wall mounted Vaillant combi boiler, picture rail, partly tiled walls.

BEDROOM ONE 4.102m x 3.398m into alcove (13'5" x 11'2" into alcove)

Double glazed window to front, picture rail, radiator, built-in cupboard, chimney breast.

BEDROOM TWO 3.818m x 2.793m (12'6" x 9'2")

Double glazed window to rear with radiator under, fitted carpet, picture rail.

BATHROOM 2.775m x 1.392m (9'1" x 4'7")

White suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin with tiled splash back and fitted shelve with mirror, low level w.c, obscure double glazed window to rear, vinyl flooring, radiator, access to loft space.

EXTERIOR

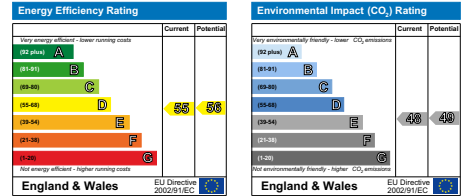
The front garden comprises lawn and mature trees with a pathway to the front door.



Energy Performance Certificate

First Floor Flat, 35 Warwick Gardens, LIFORD, IG1 4LE. Dwelling type: Top-floor flat. Date of assessment: 27 February 2009. Date of certificate: 03 March 2009. Reference number: 8609-1535-1820-3926-9213. Total floor area: 61 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: Current, Potential, and Fuel Costs. 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.

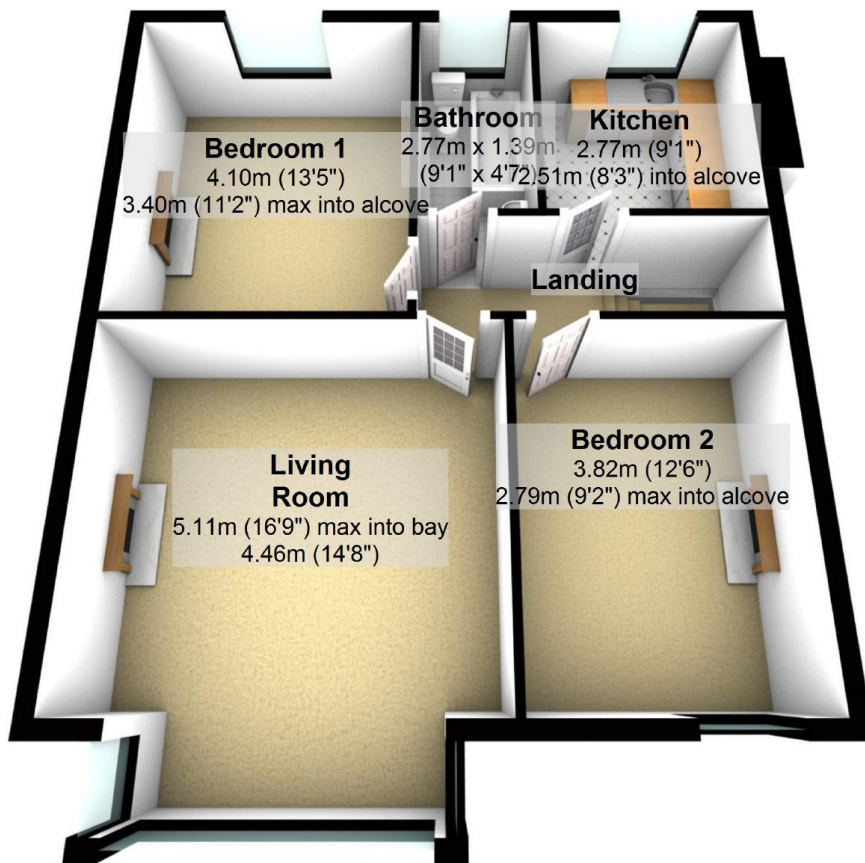
To see how this home can achieve its potential rating please see the recommended measures.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energy-saving-trust.org.uk/ny/home



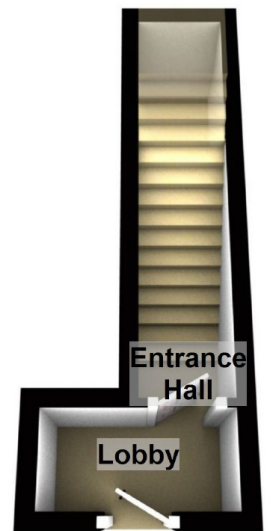
First Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



Ground Floor

Approx. 7.9 sq. metres (85.0 sq. feet)



Total area: approx. 71.9 sq. metres (773.8 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
Plan produced using PlanUp.