



Lancelot Road, Ilford, IG6 3BE

Asking price £295,000

Sandra Davidson are pleased to present a rare opportunity to acquire a, well maintained two bedroom first floor maisonette situated on a very popular road within Hainault. The property features a long lease, own garden and a separate fitted kitchen. The property is within walking distance to Hainault underground station, shops and amenities and can only be appreciated by an internal inspection. The property comprises:-

- **Two Bedrooms**
- **Separate Fitted Kitchen**
- **Gas Central heating**
- **Double Glazed**
- **Close to Hainault Underground**
- **Long Lease**





ENTRANCE

Via partly glazed wooden door into entrance hall, carpeted stairs to first floor landing with wood flooring, light, radiator, smoke alarm, fitted cupboards, doors to :-

LOUNGE 4.89m max into alcove x 4.80m max into bay (16'1" max into alcove x 15'9" max into bay)

Double glazed bay window to front with radiator under, further double glazed window to front, wood flooring, wood fire surround, light.

BEDROOM ONE 3.86m x 3.04m (12'8" x 10'0")

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

BEDROOM TWO 3.39m max into Cpbid x 3.39m (11'1" max into Cpbid x 11'1")

Two double glazed windows to front with radiator under, fitted carpet, fitted cupboard,

KITCHEN 3.86m max x 2.80m max (12'8" max x 9'2" max)

Fitted wall and base units, work surface with tiled splash back, four ring gas hob with oven grill and extractor hood, one and half bowl sink with drainer unit, vinyl flooring, double glazed window to rear and flank, storage cupboard housing boiler.

FAMILY BATHROOM 2.35m x 1.71m (7'9" x 5'7")

Partly tiled walls, bathtub with shower over and shower screen, two opaque double glazed windows to rear, radiator, heated towel rail, pedestal handwash basin with tiled splashback, mirrored wall mounted vanity unit, light, laminate flooring, extractor fan, fitted corner shelving unit

EXTERIOR

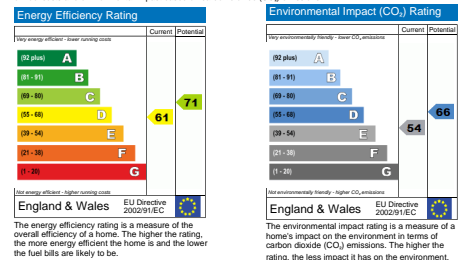
The rear garden measures approximately 45'



Energy Performance Certificate

21a, Lancelot Road
ILFORD
IG6 3BE
Dwelling type: Top floor flat
Date of assessment: 8 November 2008
Date of certificate: 8 November 2008
Reference number: 9021-2018-6498-0308-9051
Total floor area: 92 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.

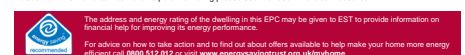


Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

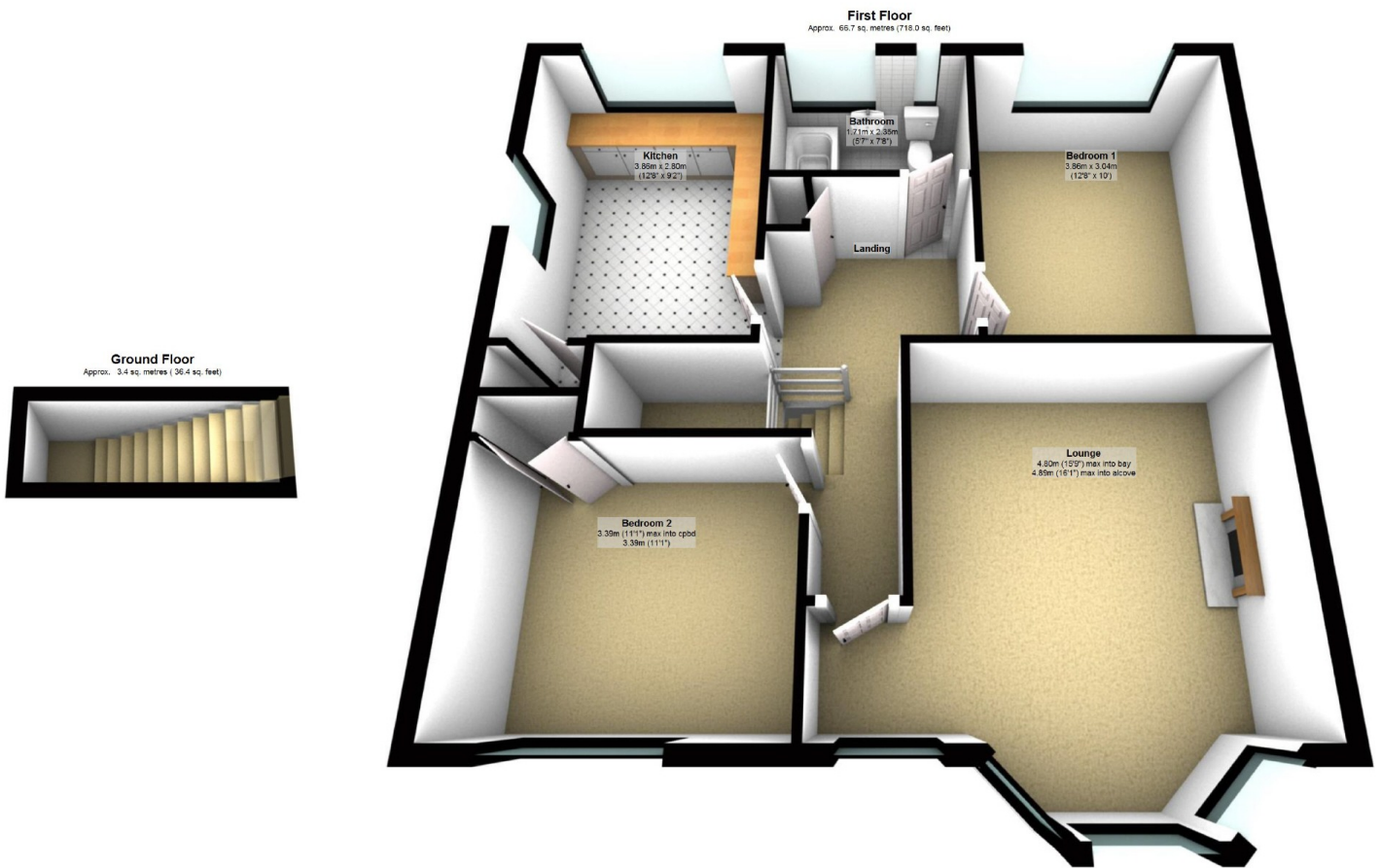
	Current	Potential
Energy use	308 kWh/m ² per year	227 kWh/m ² per year
Carbon dioxide emissions	4.8 tonnes per year	3.5 tonnes per year
Lighting	£44 per year	£44 per year
Heating	£596 per year	£448 per year
Hot water	£96 per year	£83 per year

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.



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Total area: approx. 70.1 sq. metres (754.3 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.sandredevision.com
Plan produced using The Mobile Agent.