



## Brisbane Road, Ilford, IG1 4SL

### Guide price £115,000

\*\*\* GUIDE PRICE £1115,000 TO £129,950\*\*\*

Sandra Davidson are pleased to present this well maintained second floor conversion studio flat situated on a popular road within easy access to Ilford mainline station and local amenities. The property benefits from long lease and is offered chain free. The property comprises;

- Studio Room
- Fitted Kitchen
- Family Bathroom
- Investment Opportunity
- No Chain
- Off Street Parking
- Commonwealth Estate
- Close proximity to station
- Close to local amenities



## **ENTRANCE**

Communal entrance with staircase to second floor. Wooden front door to entrance hall with, skylight window, wall lights, fitted carpet and stairs, leading to:-

## **KITCHEN/LOUNGE AREA**

Fitted base units, work surface, 4 ring hob with oven/grill, extractor fan, one bowl sink with drainer unit, vinyl flooring, space and plumbing for washing machine, opening to:

## **BEDROOM AREA**

Skylight window to rear, fitted carpet, light

## **BATHROOM**

Bathtub with shower over, pedestal hand wash basin with tile splash back, low level WC, extractor fan, wood flooring

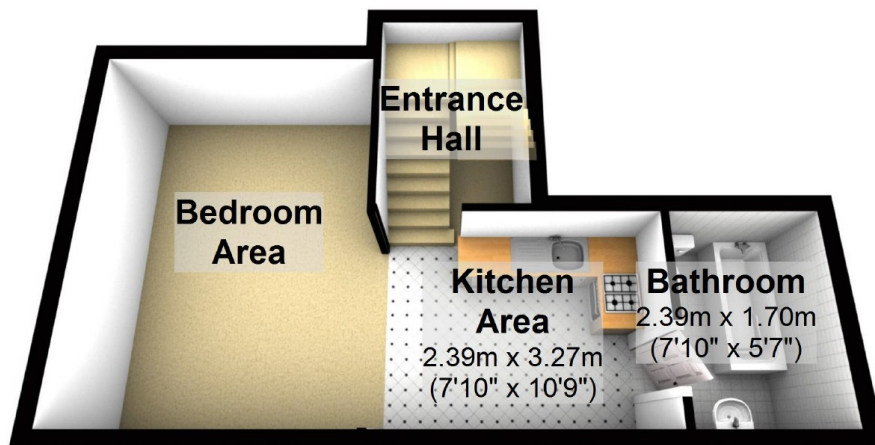
## **EXTERIOR**

To the front of the property there is parking on own front drive.



## Second Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



Total area: approx. 31.9 sq. metres (343.7 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](http://www.sandradavidson.com)

Plan produced using PlanUp.