

**FOR SALE**  
**Seven Kings Road, Ilford, IG3 8DG**

**Guide Price £300,000 - £320,000**  
**Leasehold**



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# Property Features

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- Ground Floor flat
- Garden Shed Storage
- Fitted Kitchen
- Double Glazing
- Separate Lounge
- Gas Central Heating
- Second Reception/Diner
- 5 Minute Walk Distance to Seven Kings Station
- Private Rear Garden
- Local Shops & Amenities

## Full Description

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**FOR SALE - £300,000 - £320,000 GUIDE PRICE**

**Seven Kings Road, Ilford, IG3 8DG**

Two bedroom ground floor flat only few meters away from Seven Kings station ( Crossrail). This property comprises of separate spacious living room, double bedroom, single bedroom, fitted kitchen, family bathroom, private garden and driveway parking for one car. This property is ideal for both First time buyers and investor due to its location.

***Viewings are highly recommended. Call Anistenhomes to book your appointment and avoid disappointment.***

The main accommodation comprises the following (approximate dimensions in meters):

***Living room 4.3 x 3.6 (14'1" x 11'10")***

Laminate flooring, radiator, double glazed bay windows

***Bedroom 1 3.2 x 3.9 (10'6" x 12'10")***

Carpet, Radiator, double glazed door leading to garden

***Bedroom 2 1.6 x 2.8 (5'3" x 9'2")***

Carpet, Radiator, Double glazed window opening to garden

***Dining room 1.8 x 2.9 (5'11" x 9'6")***

Laminate flooring,

***Kitchen***

Tile, double glazed door leading to garden, Entrance to utility area

***Bathroom 2.1 x 1.9 (6'11" x 6'3")***

Bath suite, Basin, Wc, Tile flooring,







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	64   d	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements