



7th FLOOR FLAT

TWO DOUBLE BEDROOMS

ENSUITE TO MAIN BEDROOM

GYMNASIUM

PRIVATE BALCONY

SEPARATE LOUNGE AND KITCHEN

LONG LEASE

LIFT TO ALL FLOORS



Asking Price £280,000

This two bedroom, two bathroom 7th floor apartment is situated in Centreway Apartments, a stone's throw away from Ilford town centre and Ilford Cross Rail Station. The property itself is very spacious and benefits from a living room with it's own private balcony, a modern kitchen with built in appliances, two double bedrooms with en suite shower room to master bedroom and plenty of wardrobe space and a residents only gym on site. It also has the added benefit of being located close to the Exchange Shopping Centre as well as local bus routes and other local amenities.

Lounge 13ft 5in x 10ft 6in (4.1m x 3.2m)

Kitchen 10ft 6in x 10ft 6in (3.2m x 3.2m)

Bedroom 1 10ft 6in x 9ft 10in (3.2m x 3m)

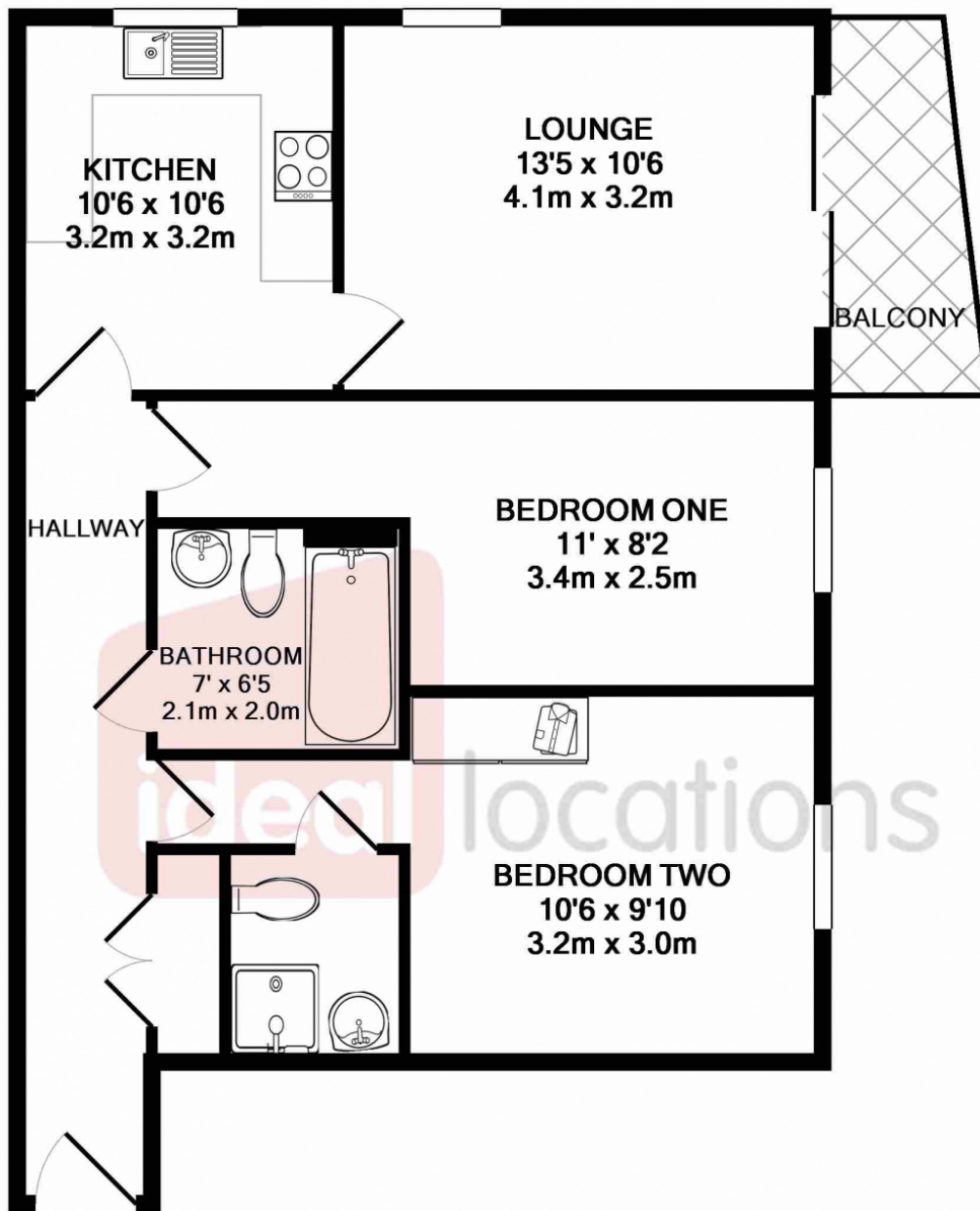
Ensuite 5ft 11in x 5ft 9in (1.8m x 1.7m)

Bedroom 2 11ft x 8ft 2in (3.4m x 2.5m)

Bathroom 7ft x 6ft 5in (2.1m x 2m)

Lease around 140 years

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		86	87
(69-80) C			
(53-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	