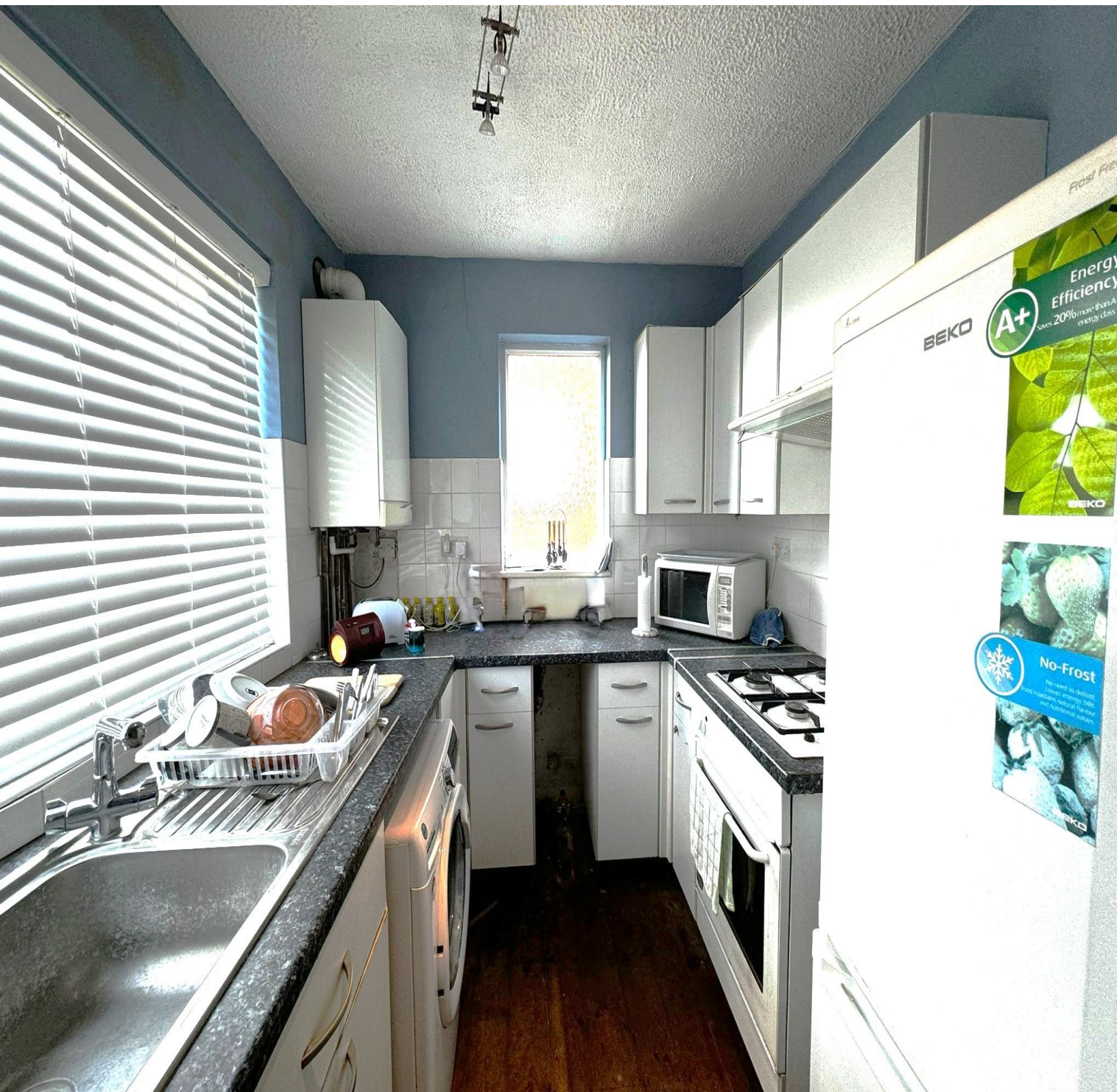




**Vincent Close, Ilford, IG6**

**£300,000**





**Ground Floor Maisonette**  
**Private Garden**  
**Two Double Bedrooms**  
**Bathroom/WC**  
**Lounge**  
**Long Lease Of Over 900 Years**  
**Quiet Turning Off Of Fencepiece Road**  
**Close To Local Amenities**  
**Walking Distance To Hainault Underground Station**







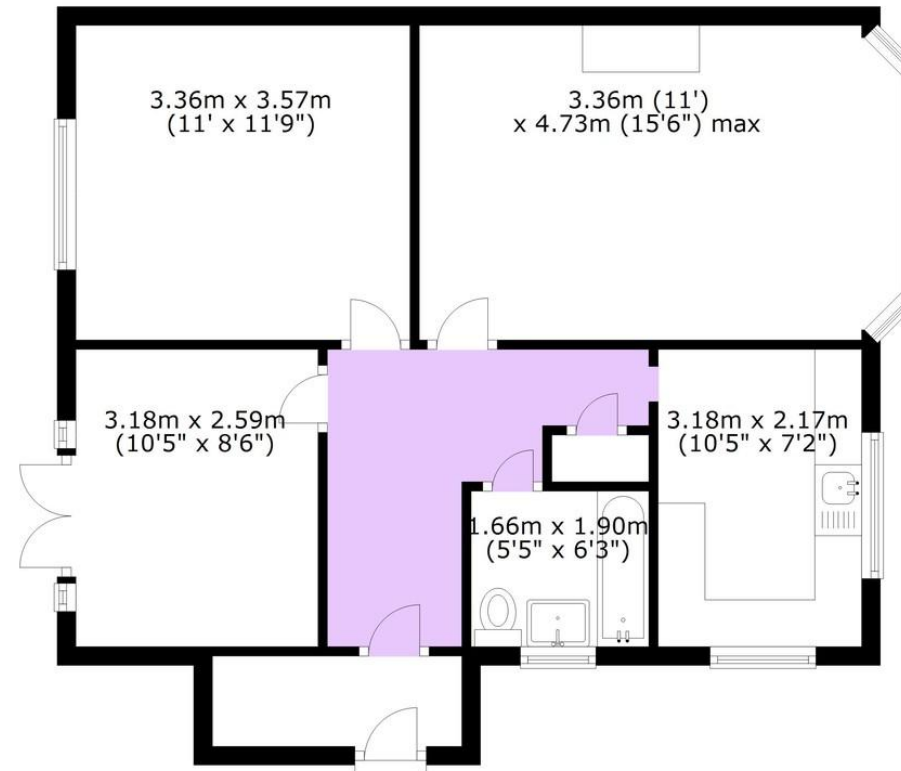
**\*\*CHAIN FREE\*\*** Located in a quiet turning off of Fencepiece Road is this two double bedroom ground floor maisonette. The home boasts two double bedrooms, a large lounge, a kitchen and bathroom, along with a private garden to the rear. Further benefits to this property are its proximity to local amenities, being just a short walk away from Hainault Underground Station and a long lease length of over 900 years. This maisonette is perfect for first time buyers, small families and investors. Council Tax Band: C EPC Rating:TBC Service Charge: £0 Ground Rent: £TBC





## Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 59.1 sq. metres (636.4 sq. feet)

Service/Maintenance Charge

£0

Ground Rent

TBC

Council Tax Band

C

**PLEASE NOTE:** These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Please contact our office at

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Ilford, Essex  
IG5 0EW  
02082201500



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