



HUNTERS[®]
HERE TO GET *you* THERE

Coventry Road, Ilford, IG1 4QU | Guide Price: £190,000 - £210,000
Call us today on 0207 474 2345



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 55 | 63 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92-100) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 52 | 61 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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Excellently located on a residential turning off Cranbrook Road is this one bedroom flat located on the first floor of the period property. Positioned well for Ilford station (future crossrail) along with the luscious greens of Valentines Park and local amenities.

COMMUNAL ENTRANCE

Stairs to first floor to own front door.

LOUNGE/DINER

4.11m (13' 6") x 3.68m (12' 1")

Double glazed bay window to rear aspect, wall mounted gas central heating, door to kitchen.

KITCHEN

3.15m (10' 4") x 1.93m (6' 4")

Range of wall and base units, rolling worktop with stainless steel sink and mixer tap, double glazed window to side aspect.

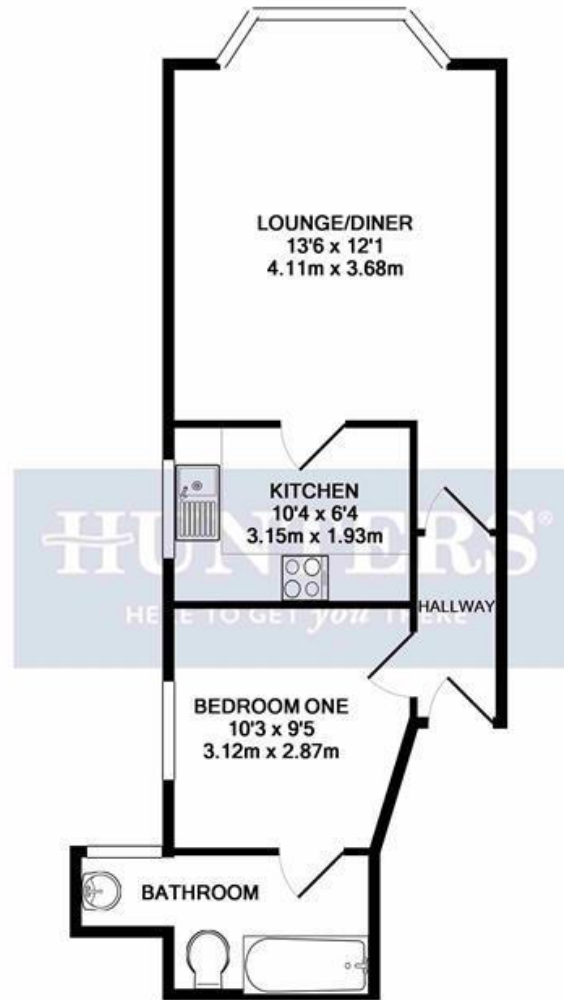
BEDROOM ONE

3.12m (10' 3") x 2.87m (9' 5")

Double glazed window to side aspect, wall mounted gas central heating.

BATHROOM

Three piece suite comprising of panelled bath, low flush w.c, hand wash basin, double glazed window to rear.



TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 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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