



Offers in excess of £280,000
Hainault Street, 1-5 Hainault Bridge Parade, ILFORD,
IG1 4GF



 2
Bedrooms

 2
Bathrooms



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Remaining Years On Lease: 112 Years

Ground Rent: £200p/a

Service Charge: £2000p/a

London's Local Property Agent, Humphrey & Co Estates are proud to introduce as sole agents to the Sale's market this two bedroom flat located on the ground floor:

FRONT DOOR TO

ENTRANCE HALLWAY

Laminate flooring, two storage cupboards, magnolia plastered walls, white ceiling, single double radiator doors to:

LOUNGE 4.6m x 4.2m

With double glazed door and window to private balcony to rear, laminate flooring, white ceiling, magnolia plastered walls, double radiator(untested), telephone point, Tv point.

KITCHEN 2.3m x 2.1m

With double glazed window to rear, range of wall and base units work tops over, stainless steel sink unit, built in washing machine, built in fridge/freezer, integrated oven with gas hob, laminate flooring, white ceiling. nb all white goods are untested

BEDROOM ONE 5.00m x 2.4m

With double glazed window to side, double radiator(untested), en-suite shower room, carpeted and white plastered ceiling.

BEDROOM TWO 4.1m x 2.0m

With double glazed window to side, white plastered ceiling, double radiator (untested), built in wardrobe, and carpeted.

BATHROOM 1.51m x 2.50m

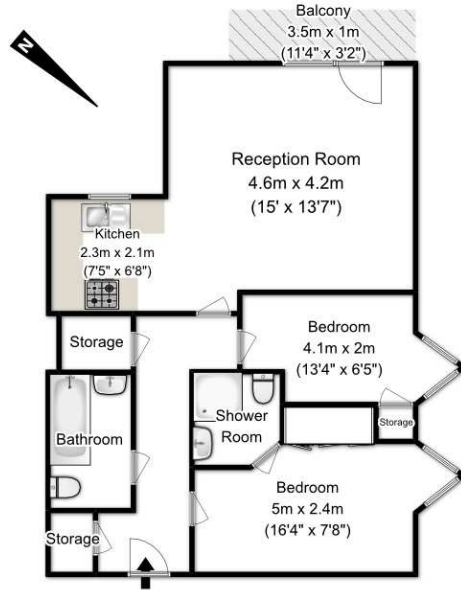
Wash hand basin with mixer taps into, white walls, white plastered ceiling enclosed bath with mixer taps, vinyl tiled floor.

New Home: Non New Home



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APPROX. GROSS INTERNAL FLOOR AREA 665.2 SQ FT | 61.8 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		80	81

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		84	85

