



2 bed flat to buy in IG1

Piper Way, Ilford, IG1 4DE

£235,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ 2 Bedroom Flat
- ✓ Ensuite and Additional Bathroom
- ✓ Allocated Parking Space
- ✓ Close to Shops and Amenities
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Hanson's Estates are proud to present this beautifully presented spacious 2 bedroom flat located just a short walk to Seven Kings station which is a part of the Elizabeth Line.

The property is located in a quiet cul de sac with plenty of facilities in close range. Also, the property is in easy reach of Seven Kings School.

The property has 2 double bedrooms with the main benefiting from an en-suite.

The lounge and fitted kitchen is an open plan with a balcony.

This flat also has the added benefit of having allocated parking.

Please call Hansons Estates to register and avoid missing out.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £235,000

Property Type: Flat

Parking: Allocated

Year built: 2006

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Approximate Gross Internal Area = 651 sq ft / 60.50 sq m



FLAT 7 DE HAVILLAND SQUARE PIPER WAY IG1

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- Reduced headroom below 1.5m / 5'0"

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

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Contact your local branch today for more information on this property:

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