



# HANSONS

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020 8590 1222

## Asking price of £185,000 Lavender Place, Ilford, IG1




- 1 BEDROOM FLAT
- CLOSE TO STATION
- INVESTMENT OPPORTUNITY
- TENANTS IN SITU - £950pm
- WOODEN FLOORING
- ALL ELECTRIC
- SECOND FLOOR
- NO CHAIN

Hansons Estates are proud to present to the market this 1 bedroom flat situated on the second floor, The property is located just off Ilford Lane and just a short walk to

Barking Station with all local amenities nearby. This is a great investment opportunity with a tenant in situ and a rent of £950 per month currently being received. Call Hansons and avoid missing out!

# Lavender Place, Ilford, IG1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Second Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



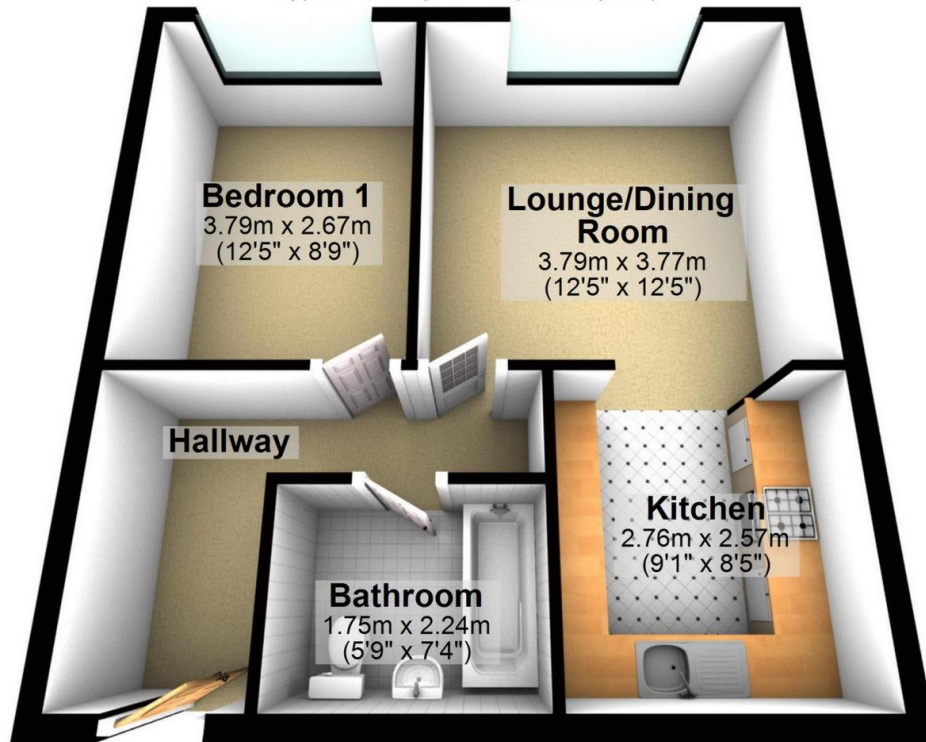
Total area: approx. 43.5 sq. metres (468.5 sq. feet)

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

Plan produced using PlanUp.

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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS HANSONS ESTATES

5 Cameron Road, Seven Kings, Ilford, IG3 8LG T: 020 8590 1222 E: info@hansonsestates.co.uk W: www.hansonsestates.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER HANSONS ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.