

Ground Floor

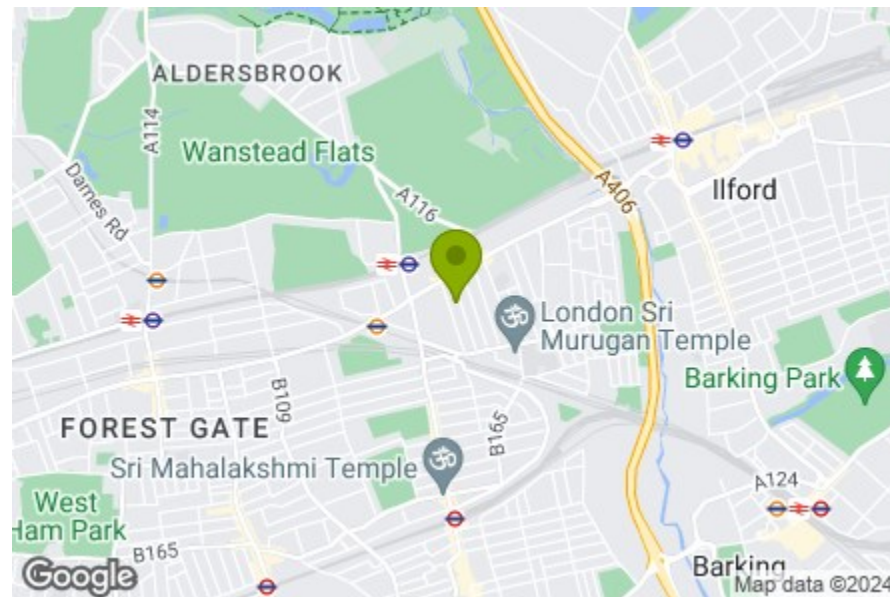
Total Area: 46.8 m² ... 504 ft²

All measurements are approximate and for display purposes only.

Kitchen / Reception Room
19'3" x 13'4"

Bedroom
12'4" x 12'2"

Bathroom
8'4" x 6'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	78	78
(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	



WALTON ROAD, MANOR PARK

Guide Price £245,000 Leasehold
1 Bed Apartment



Features:

- One Double Bedroom
- Ground Floor
- Close to Little Ilford Park
- Wrap Around Terrace
- Open Plan Living Area
- Good Transport Links
- Chain Free

This purpose-built one bedroom apartment in Manor Park offers open plan living and has its own outdoor space. With local shops nearby, Little Ilford Park at the end of the street, and central Ilford with its Elizabeth Line station just half a mile away, this is a great location and a well-connected place to live

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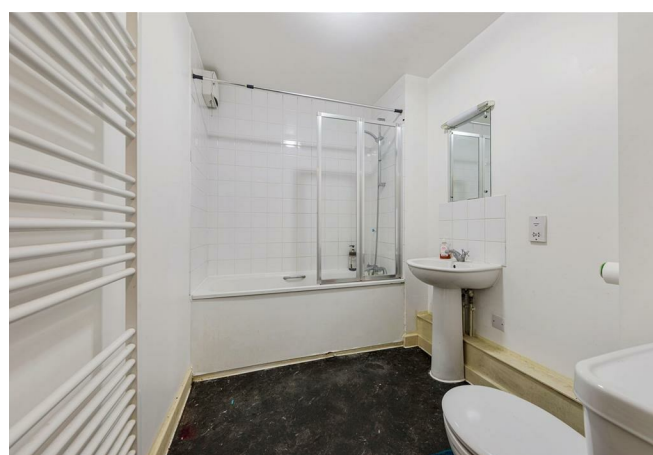
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IF YOU LIVED HERE...

You'd appreciate the hassle-free living offered by a purpose-built apartment within a modern low-rise development close to shops, green spaces, and station.

Conveniently located on the ground floor of this four-storey block, the apartment is efficiently laid out and well-equipped with contemporary fixtures and fittings. The property is double glazed, with two glazed doors from the main open plan living space to a wraparound terrace.

The main living space is almost 20 ft long and is dual aspect, with natural light from the south and east-facing glazed doors. The kitchen, neatly fitted in the rear of the room, has gloss white wall and floor cabinets with a combination of fitted and freestanding appliances. This leaves ample space for a dining table and lounge area. There's also space for a table in the wide hallway, which has two built-in storage cupboards.

The bedroom, which can accommodate a large double bed and bedroom furniture, has a sunny south-facing picture window. The bathroom is spacious,

with a bath and mixer shower, and a freestanding washbasin and WC. The décor is in a contemporary palette of white and pale neutrals, complemented by wood laminate flooring in the hallway and main room and beige carpet in the bedroom.

WHAT ELSE?

- You're close shops and amenities, with local independent stores along nearby Romford Road (a 5 minute walk) and Ilford town centre just over half a mile away.
- Transport links are excellent, with two Elizabeth Line stations within easy walking distance; Ilford (15 minutes) and Manor Park (20 minutes) offering direct, fast journeys to Stratford, the City, the West End, and beyond. There are also plenty of bus routes, and the North Circular Road is a 5 minute drive.
- This is a great place to live for access to open spaces. Little Ilford Park is just five minutes away and Wanstead Flats is less than a mile from your door. This has a network of walking and cycle trails, including links to extensive Epping Forest



A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like TheForest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest. Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport"

JOSEPH EARNSHAW
E12 BRANCH MANAGER

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