



## Cranbrook Road, Ilford, IG2 6HW

**£1,300 Per Calendar Month**



Nestled on Cranbrook Road in the vibrant area of Ilford, this charming flat offers a delightful living experience. Spanning an efficient 312 square feet, the property features a spacious open-plan living room and kitchen, perfect for both relaxation and entertaining. The high ceilings create an airy atmosphere, enhancing the sense of space and light throughout the home.

The 1 bed flat comprises one generously sized double bedroom, providing a comfortable retreat at the end of the day. The well-designed bath/shower room is both functional and stylish, catering to all your daily needs.

For those who require parking, the property includes space for one vehicle, adding to the convenience of urban living. The location boasts excellent transport links, making commuting a breeze, while a variety of shops are within easy reach for your everyday essentials. Additionally, you will find delightful dessert and coffee eateries nearby, perfect for indulging in a treat or enjoying a leisurely afternoon.

This flat is an ideal choice for individuals or couples seeking a modern and well-connected home in Ilford. With its thoughtful design and prime location, it presents a wonderful opportunity to embrace a comfortable lifestyle in this bustling area.

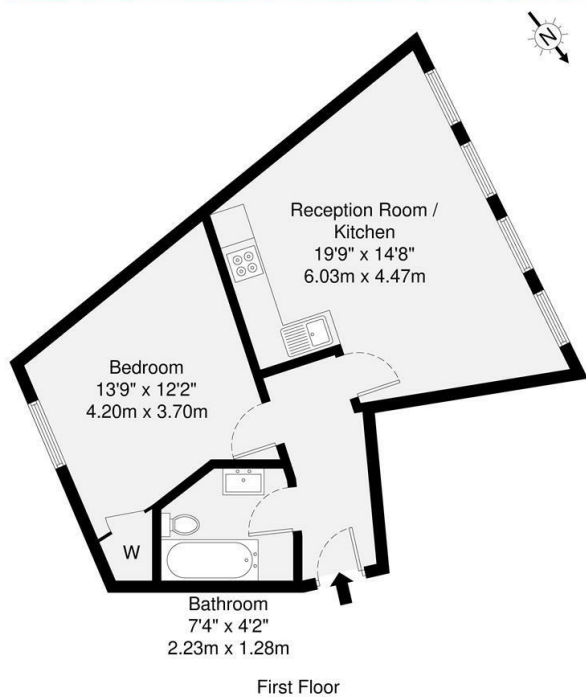
Available now

- SPANNING AN EFFICIENT 478 SQ FT
- 1 LARGE BEDROOM
- OPEN PLAN LIVING ROOM
- HIGH CEILINGS TO CREATE AN AIRY ATMOSPHERE
- CLOSE TO TRANSPORT LINKS
- AMPLE LOCAL AMENITIES
- AVAILABLE NOW

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





**GROSS INTERNAL AREA (GIA)**  
The total area of the property  
44.5 sq m / 478 sq ft

**TOTAL STORAGE SPACE**  
Storage area including loft area  
7.7 sq m / 83 sq ft

**EXTERNAL FEATURES**  
Garden, Driveway, Terrace, Porch, etc.  
0.0 sq m / 0.0 sq ft

**RESTRICTED HEAD HEIGHT**  
Lower than area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

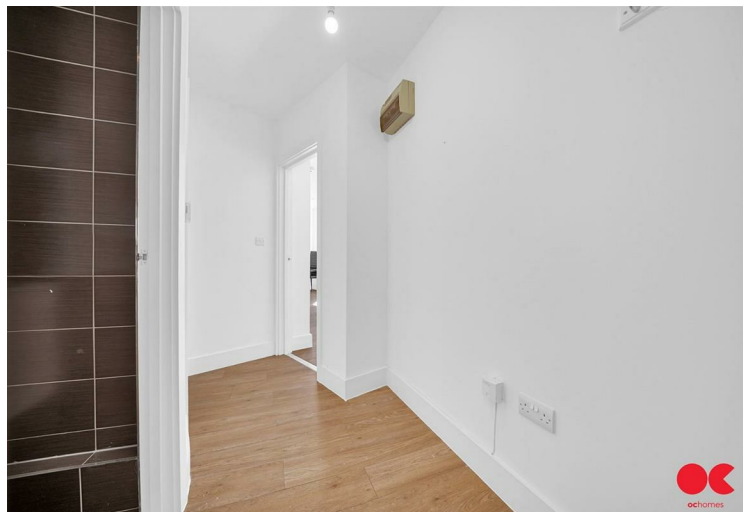
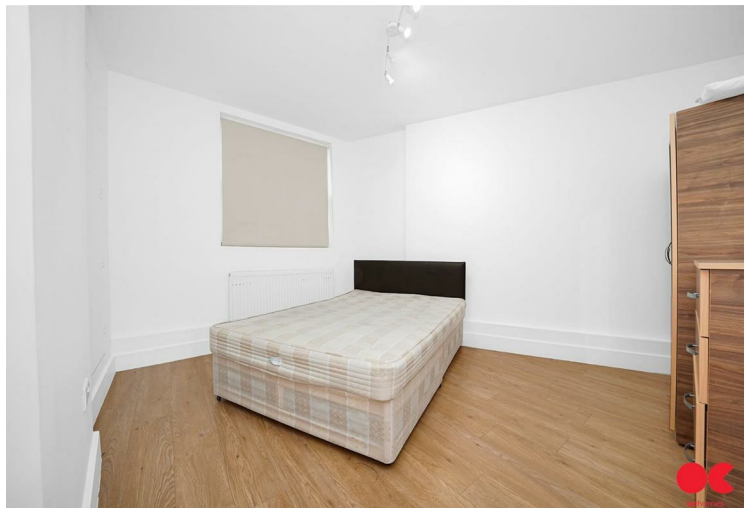
Maison VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		60	60
EU Directive 2002/91/EC			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.