



## Valentines House Ilford, IG1 2ZN

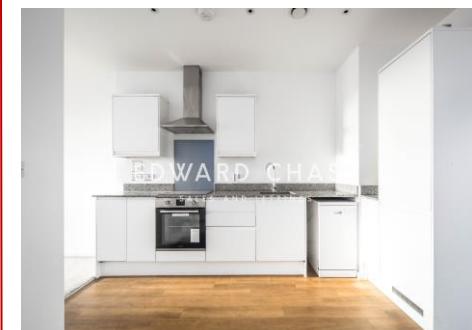
Edward Chase is delighted to present to the sales market this amazing 2-bedroom 2-bathroom luxurious 5th floor apartment located in the sought after Valentines House, IG1. Ideally located directly neighbouring Ilford Station (Elizabeth Line), this impressive apartment offers outstanding transport links into Central London and Essex, making it a perfect choice for commuters, first- and second-time buyers, or savvy investors alike. Spanning approximately 1,000 sq ft, the property is notably larger than the average apartment and has been thoughtfully designed to maximise space, comfort, and functionality. The bright open-plan living and reception area is complemented by large, double-glazed windows, allowing for excellent natural light and far-reaching views from its elevated fifth-floor position. The apartment boasts two generously sized bedrooms, alongside two modern bathrooms finished with stylish semi-tiled walls, one being a master en-suite. The private kitchen area is

- Luxury two-bedroom, two-bathroom apartment
- Next to Ilford Station (Elizabeth Line) – superb transport links
- Concierge services within the building
- Apartment newly refurbished throughout
- Spacious layout of approximately 1,000 sq ft
- Excellent road connections via A406 and A12
- All-electric apartment with HIU system (no gas)
- EPC Rating B, Council Tax Band D, London Borough of Redbridge

**Offers in the Region Of £350,000**

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open-plan layout, while additional storage throughout the apartment enhances practicality for modern living. Further benefits include concierge services, an all-electric system with HIU, no gas supply, and excellent energy efficiency with an EPC rating of B. Key Features: • Two spacious bedrooms • Two modern bathrooms • Approx. 1,000 sq ft of internal space • Fifth-floor apartment with great views • Open plan living and reception layout • Private kitchen area • Double-glazed windows throughout • HIU system (all electric – no gas) • Concierge services • Ample storage space • Semi-tiled bathrooms • EPC Rating: B • Council Tax Band: D Ilford town centre is within close proximity, offering an excellent selection of shops, supermarkets, cafés, restaurants, and leisure facilities, including The Exchange Shopping Centre. Residents also benefit from nearby Valentines Park, providing green open



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making a purchase offer or contract. The estate agent, the vendor and the developer shall not be liable for any error or omission (whether in contract, tort or otherwise) in relation to any loss whatever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.