



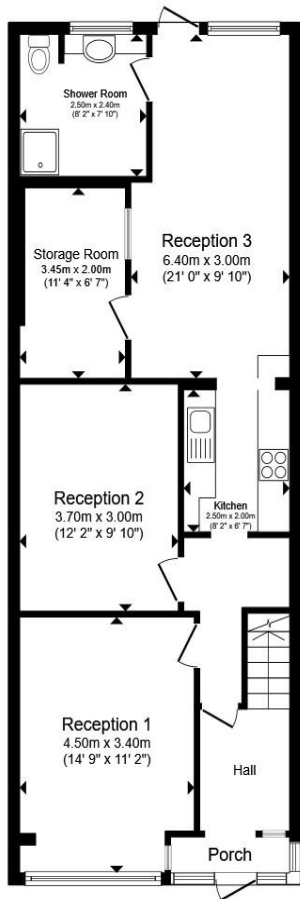
**Mortlake Road, Ilford, IG1 2TF**

**welcome to**

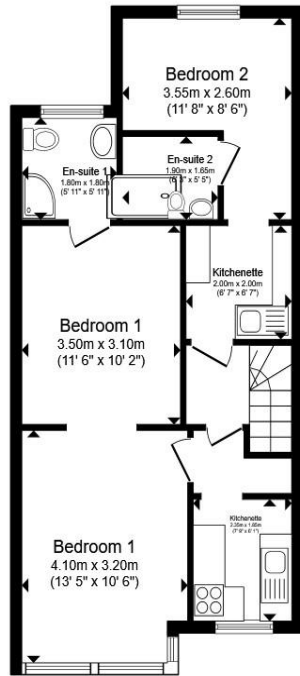
**Mortlake Road, Ilford**

Two/Three Mid-Terrace House Requiring Full Modernisation situated with easy access to Ilford Town Centre, Bus Routes, Local Schools and Amenities.

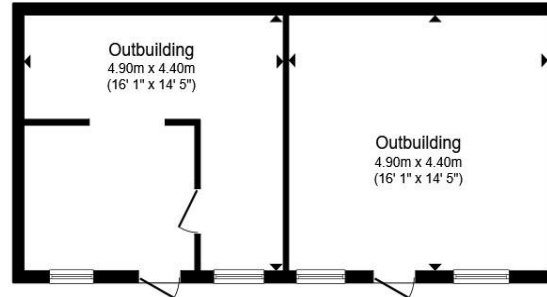




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 170.8 m<sup>2</sup> (1,838 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Porch**

**Hall**

**Reception One**

14' 9" x 11' 2" ( 4.50m x 3.40m )

**Reception Two**

12' 2" x 9' 10" ( 3.71m x 3.00m )

**Reception Three**

21' x 9' 10" ( 6.40m x 3.00m )

**Storage Room**

11' 4" x 6' 7" ( 3.45m x 2.01m )

**Shower Room (Ground Floor)**

8' 2" x 7' 10" ( 2.49m x 2.39m )

**Kitchen (Ground Floor)**

8' 2" x 6' 7" ( 2.49m x 2.01m )

**Landing**

**Bedroom One (Area 1)**

13' 5" x 10' 6" ( 4.09m x 3.20m )

**Bedroom One (area 2)**

11' 6" x 10' 2" ( 3.51m x 3.10m )

**En-Suite Shower Room 1**

5' 11" x 5' 11" ( 1.80m x 1.80m )

**Kitchenette (Bedroom 1)**

7' 9" x 6' 1" ( 2.36m x 1.85m )

**Bedroom Two**

11' 8" Max x 8' 6" Max ( 3.56m Max x 2.59m Max )

**Ensuite Shower Room 2**

**Kitchenette (Bedroom 2)**

6' 7" x 6' 7" ( 2.01m x 2.01m )

**Garden**

welcome to

## Mortlake Road, Ilford

- WILLIAM H BROWN BARKING EXCLUSIVE
- CHAIN FREE
- REQUIRES FULL MODERNISATION THROUGHOUT
- THREE SHOWER ROOMS
- OUTBUILDING

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

# £550,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BKG105676](http://williamhbrown.co.uk/Property/BKG105676)



Property Ref:  
BKG105676 - 0002

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William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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