



Price
£575,000

Freehold

4x  1x  2x 

**Mortlake Road, Ilford,
Essex, IG1**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Newly built house close to the popular South Park area
- Low maintenance rear garden
- Ground floor cloakroom
- Spacious bedroom with additional dressing area
- Great family home being close to local shops & amenities

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 11'4 x 10'8 (3.46m x 3.25m)

Family Area: 17'7 x 12'8 (5.36m x 3.86m)

Dining Area: 11'2 x 8'6 (3.41m x 2.59m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 14'7 x 10'8 (4.45m x 3.25m)

Bedroom 3: 14'7 x 10'8 (4.45m x 3.25m)

Bedroom 4: 7'0 x 6'2 (2.14m x 1.88m)

Bathroom

SECOND FLOOR

Bedroom 1: 16'4 x 11'3 (4.98m x 3.43m)

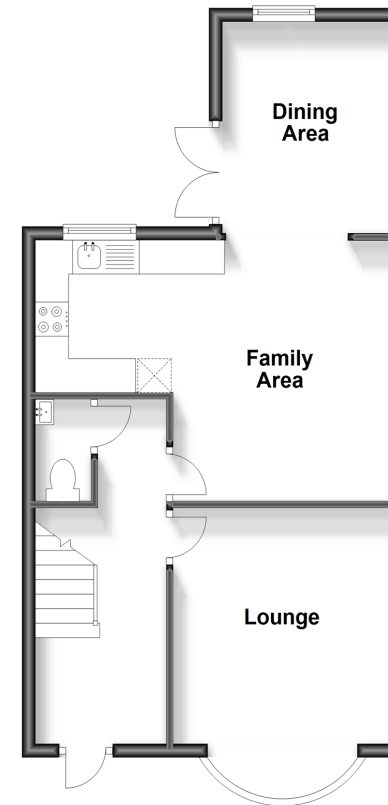
Dressing Area

OUTSIDE

Rear Garden

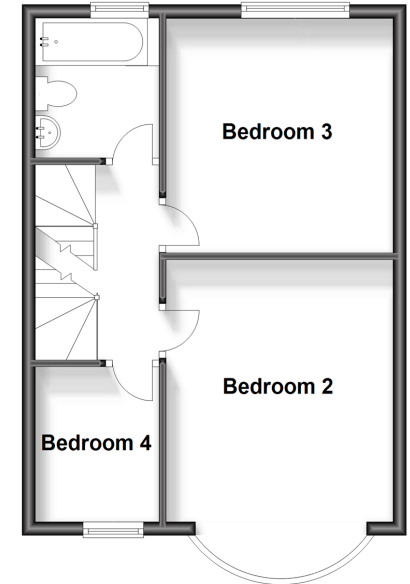
Ground Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



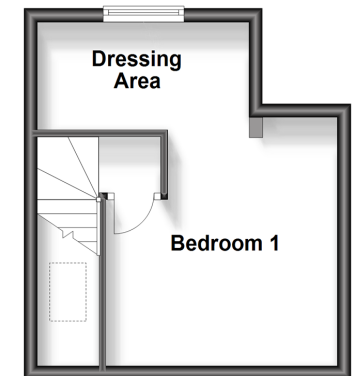
First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.0 sq. feet)



Call Ilford - 020 8518 0044 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



52016671/20240206/CN/LC