



Tuscany House Medici Close, Ilford - IG3

£280,000 Leasehold

Guide Price: £280,000 - £300,000 • 900 + Years Lease • Will Suit First Time Buyers / Rental Investors • Close to Goodmayes / King George Hospital • Off Barley Lane / Easy Access to the A12 • Close to Goodmayes Station (Elizabeth Line) • Ready to Move In • Allocated Parking Space • Private Balcony • No Onward Chain



**HIGHCASTLE
ESTATES**

020 3411 7753
ilford@hceuk.com

Guide Price £280,000 – £300,000. 2-bed apartment with balcony, ensuite, parking, and long lease. No onward chain. Close to Elizabeth Line, hospitals, and A12. Ideal for commuters and investors.

Council Tax band: C

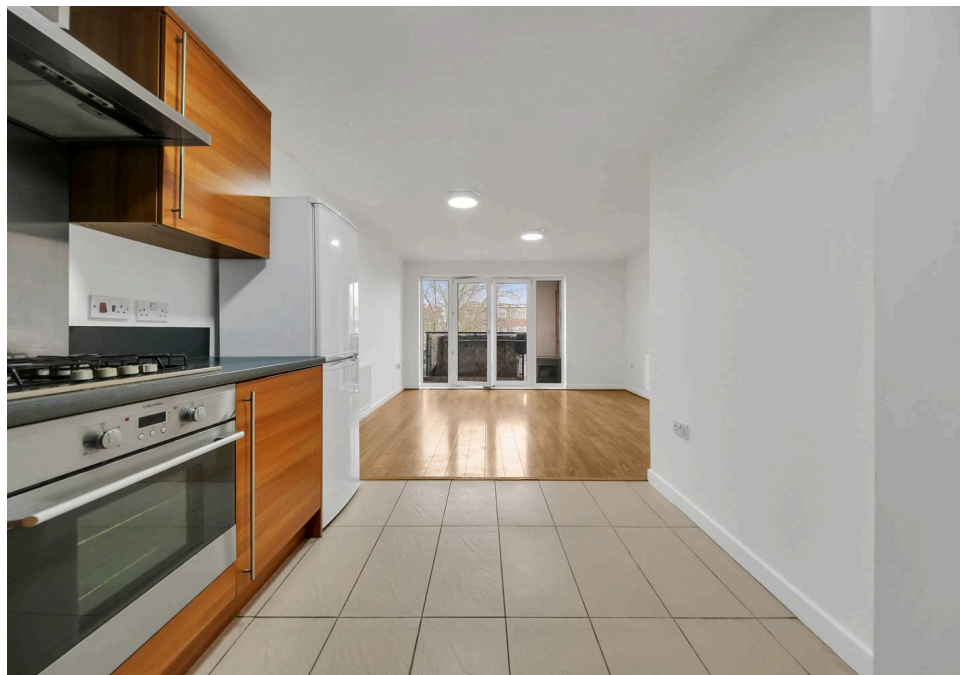
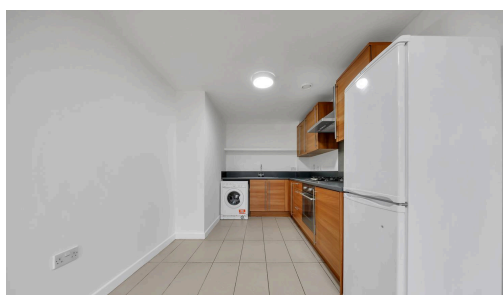
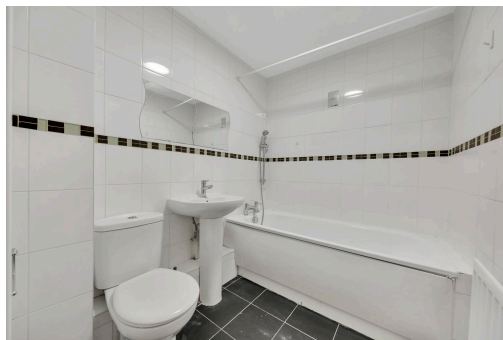
Tenure: Leasehold

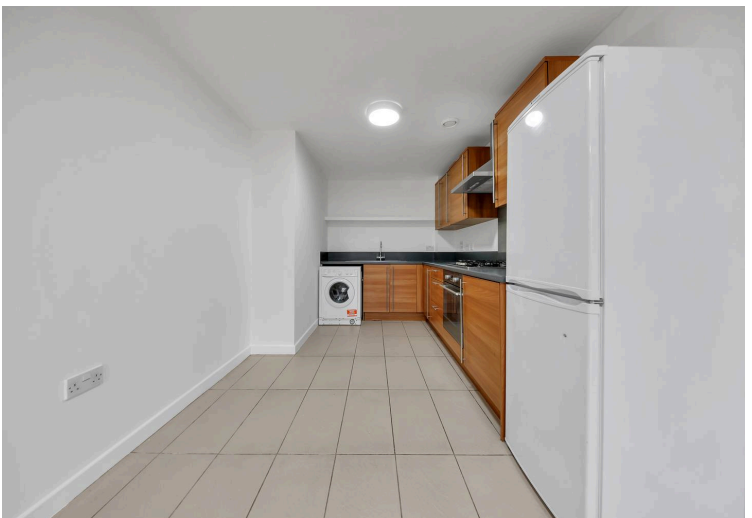
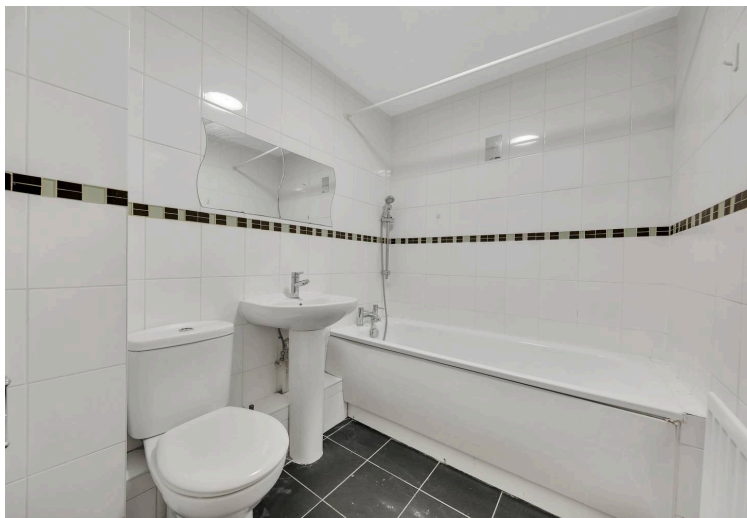
EPC Energy Efficiency Rating: B

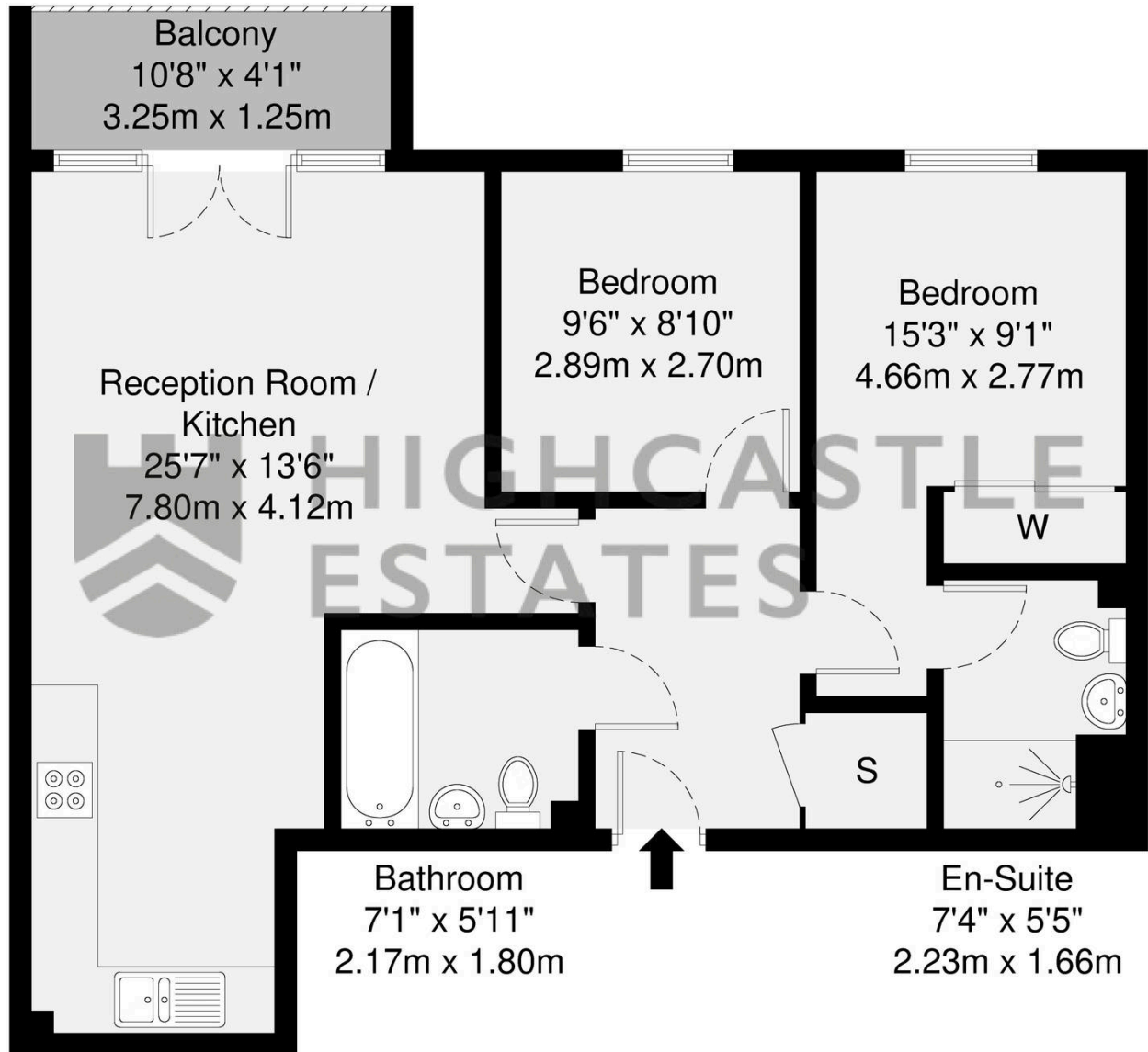
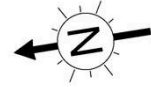
EPC Environmental Impact Rating: B



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First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
62.9 sq m / 677 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.1 sq m / 22 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
4 sq m / 43 sq ft

RESTRICTED HEAD HEIGHT
Limited use 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**

You can include any text here. The text can be modified upon generating your brochure.