



16 Tuscany House Medici Close, Ilford – IG3 8FE

£280,000 – £300,000 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**

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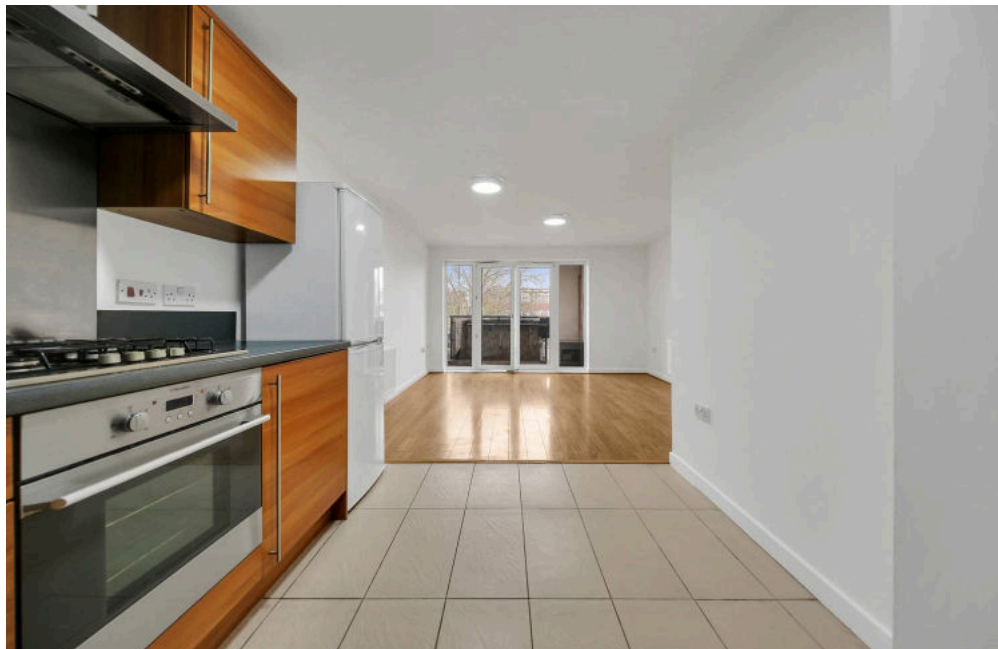
Bright two-bedroom flat near A12 and Goodmayes Station. Long lease, balcony, parking, no onward chain. Ideal for first-time buyers or investors. Close to amenities, schools, and King George Hospital.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

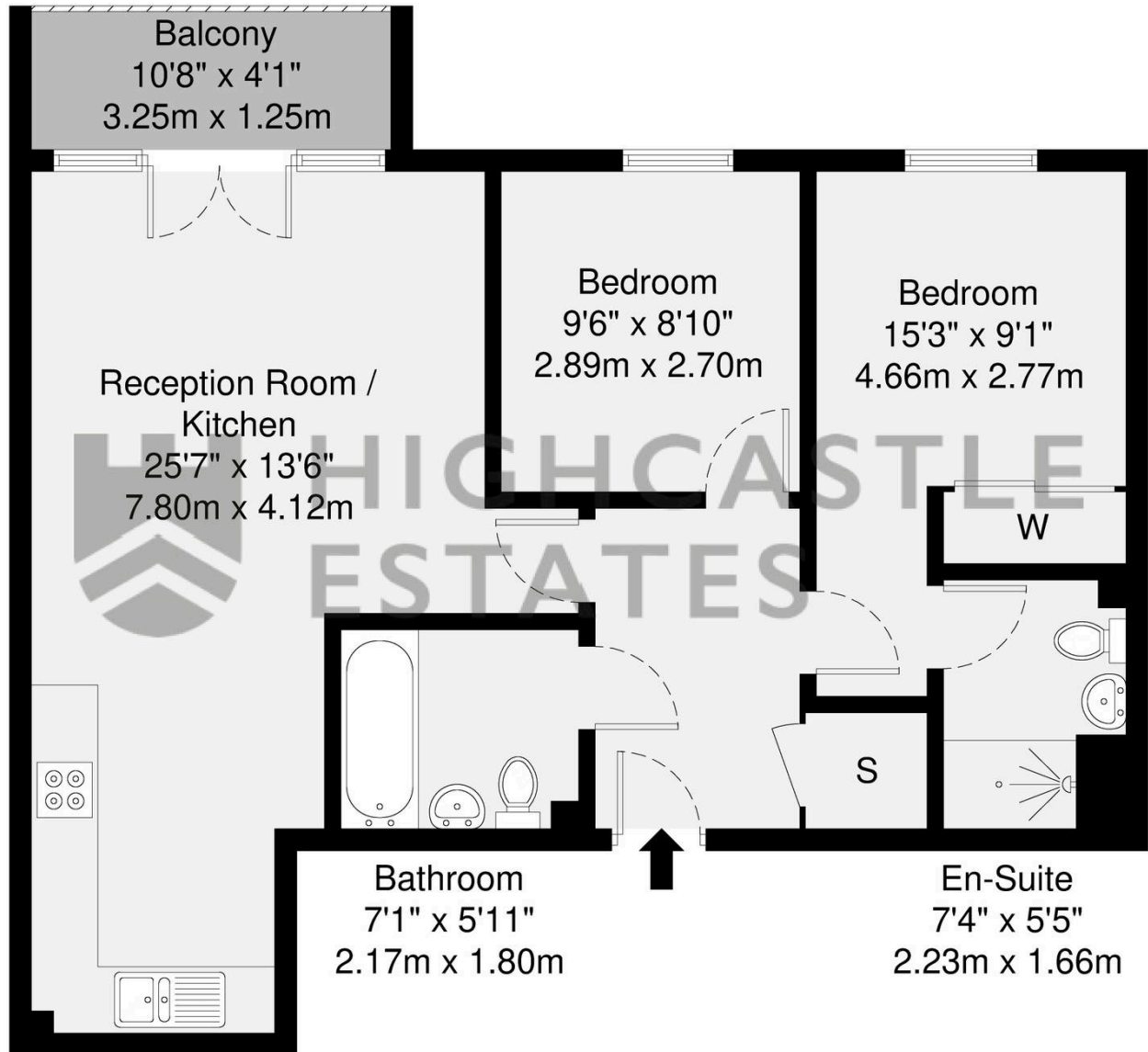
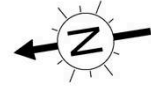
EPC Environmental Impact Rating: B



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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**

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