





# Icon Building, 39 Ilford Hill - IG1 2FJ

## **£345,000** Leasehold

Stunning 2 bed, 2 bath apartment on 17th floor in Ilford Hills. Spacious lounge, fully fitted kitchen, master bedroom with en-suite, balcony with city views. Ideal for professionals, 5 minutes walk to Ilford Station. Close to shops & amenities.

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Oyster properties

- 2 Double Bedrooms
- 2 Bathrooms ( 1 En-Suite)
- Large Lounge
- Concierge Service & Lift Access
- 5 Minutes' Walk to Ilford Station
- Lease Remaining: 133 Years
- Service Charge:
- Ground Rent:
- Current Rental : £1600 PCM
- Council Tax Band: C







Located in the heart of Ilford Hills, this 17th-floor apartment offers convenient access to the City of London and surrounding areas. It's just a 5-minute walk to Ilford Station (Overground) and is close to departmental stores like Marks & Spencer, Argos, and Sainsbury's. Council Tax band: C

Tenure: Leasehold

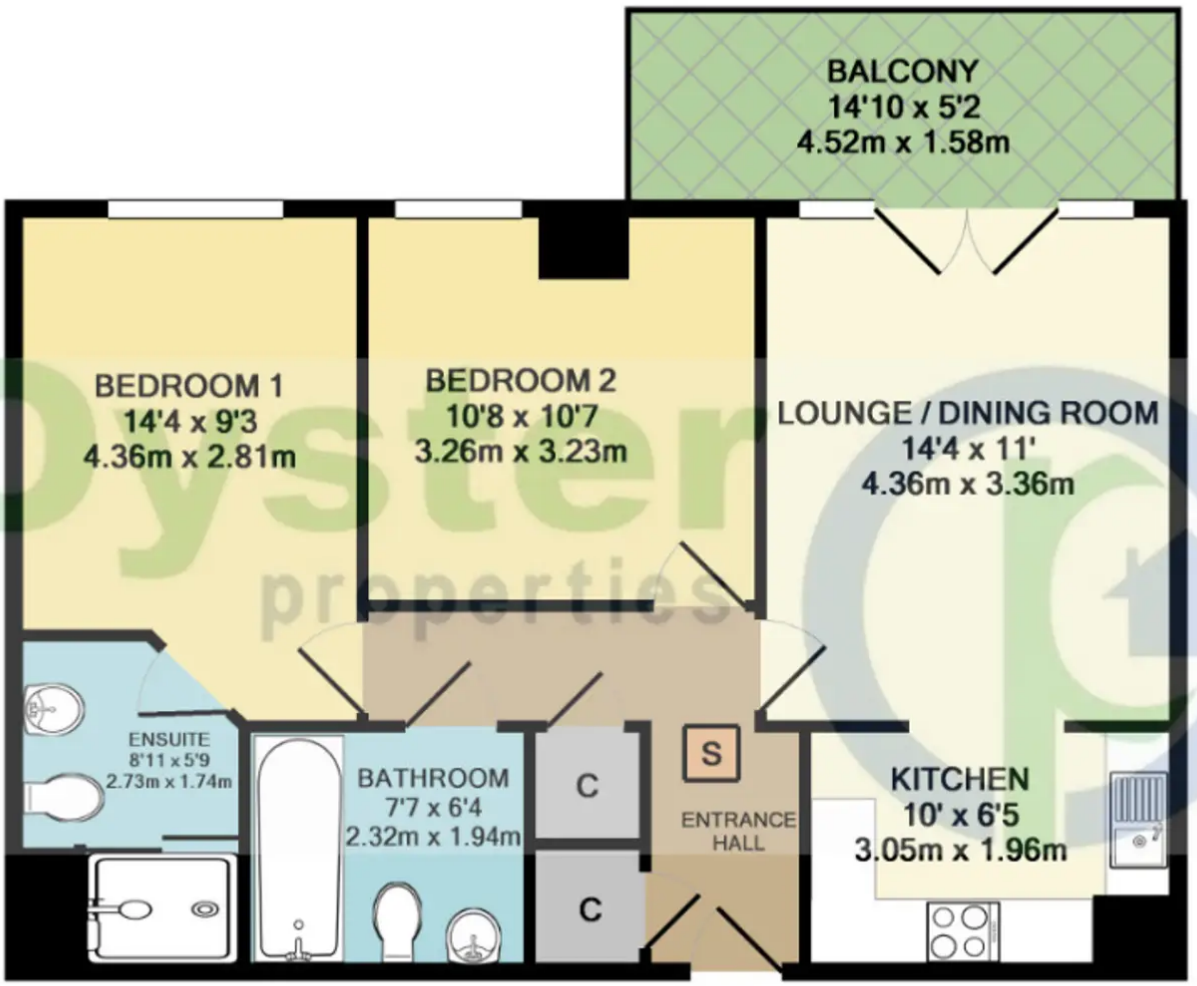
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









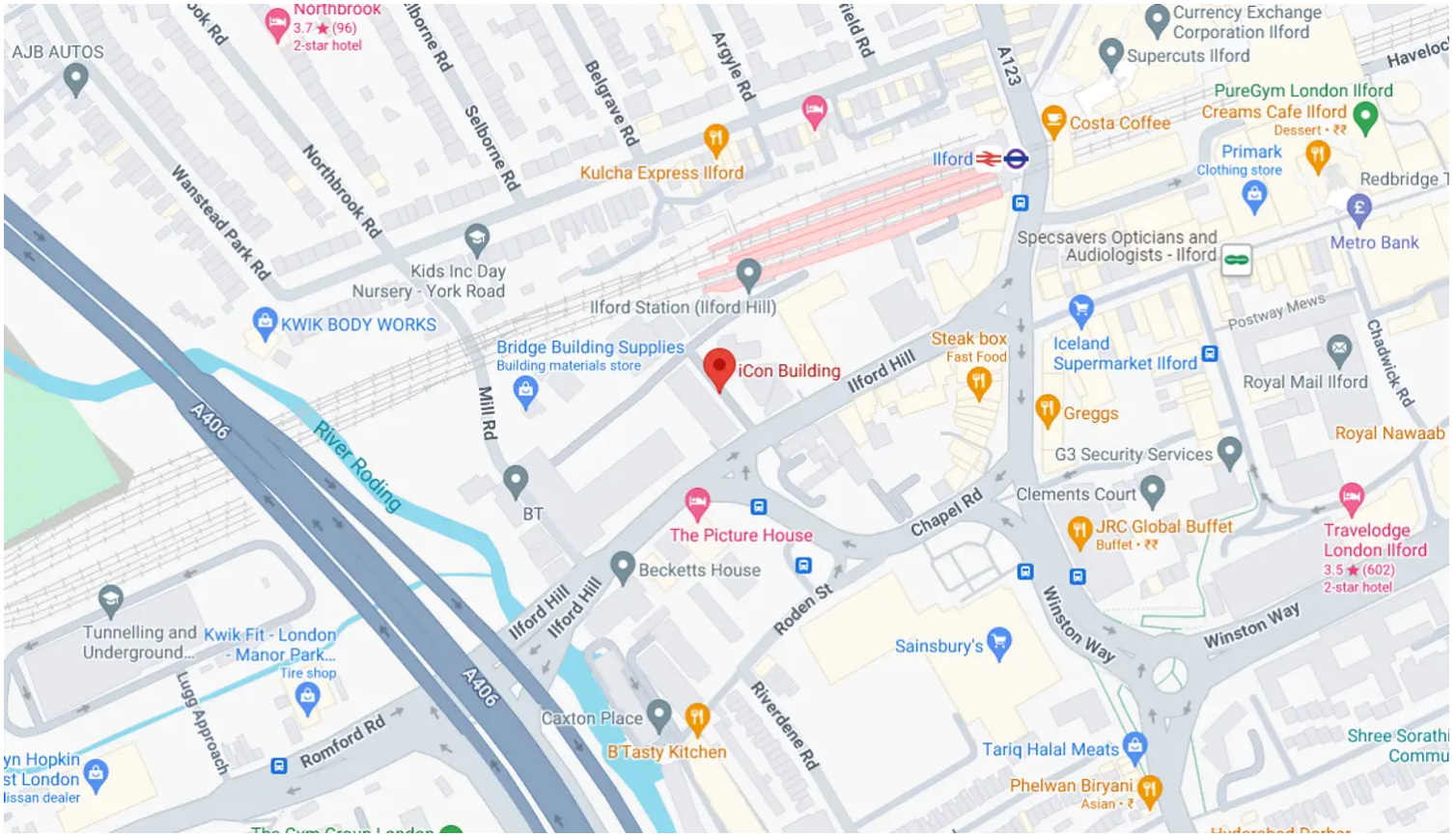

**Approximate Total Area**

**667 ft²**

**62 m²**

**For illustration Purpose only, not to scale**






Disclaimer: Services, appliances, and boundaries of the property have not been tested. Measurements are approximate and for descriptive purposes only. These particulars are a general guide and do not constitute a contract. Oyster Properties and its agents act in good faith. No employee has authority to provide representations or warranties regarding the property.