





86b High Street, Barkingside, Essex, IG6 2DR  
Tel: 020 8551 4133 Fax: 020 8551 4621

[www.arbonandmiller.com](http://www.arbonandmiller.com)  
sales@arbonandmiller.com  
lettings@arbonandmiller.com



## 56 Perkins Road, Ilford, IG2 7NQ

\*\*\* CHAIN FREE \*\*\* ARBON & MILLER are delighted to offer this superb newly built four double-bedroom family home located on the desirable Perkins Road, IG2. This spacious and beautifully finished property offers bright modern living throughout and is ideally positioned for excellent local schools including Seven Kings School and Oaks Park High School. Commuters benefit from outstanding transport links with Newbury Park Station close by, offering swift services into central London, along with convenient access to major bus routes and the A12. Residents also enjoy a wide range of nearby amenities, shops, parks and the Exchange Ilford shopping centre, making this the perfect home for families seeking comfort, convenience and quality in a sought-after location. (Certain images used in this material are AI-generated and are provided for illustrative purposes only. They may not accurately represent the property or final product.)

### ENTRANCE HALL

KITCHEN DINER 21'8 x 8'10 (6.60m x 2.69m)

RECEPTION ROOM 15'1 x 14'5 (4.60m x 4.39m)

### FIRST FLOOR LANDING

BEDROOM ONE 15'1 x 14'9 (4.60m x 4.50m)

BEDROOM TWO 15'1 x 14'5 (4.60m x 4.39m)

### SHOWER ROOM

### SECOND FLOOR LANDING

BEDROOM THREE 14'5 x 13'9 (4.39m x 4.19m)

BEDROOM FOUR 14'5 x 13'1 (4.39m x 3.99m)

### SHOWER ROOM

### REAR GARDEN

### DRIVEWAY

### AGENTS NOTE

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### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



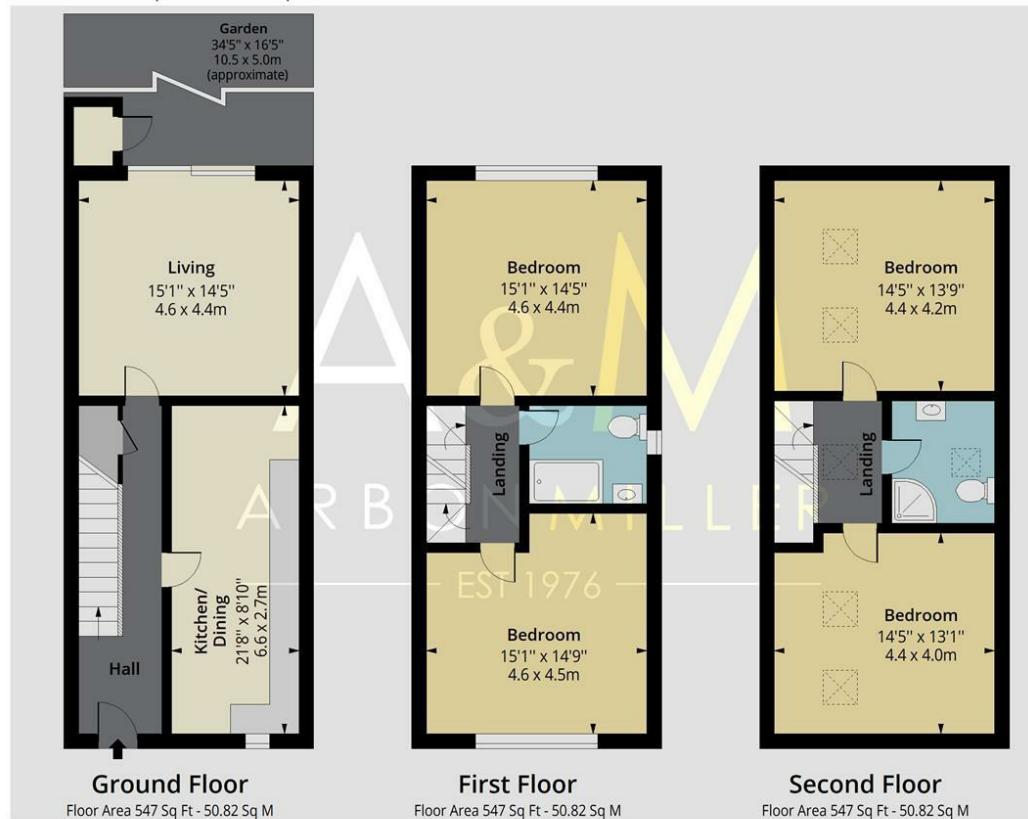
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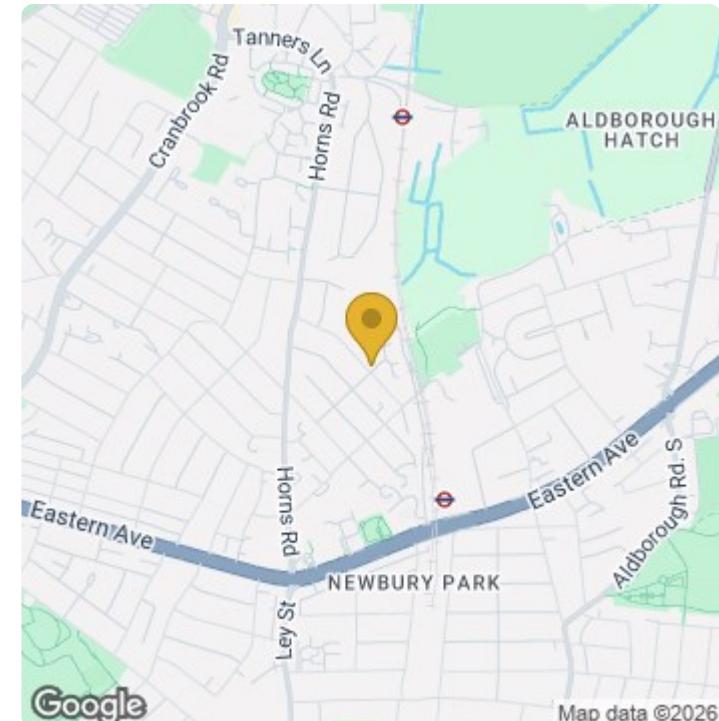
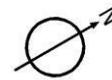
# Perkins Road, IG2

Approx. Gross Internal Area 1641 Sq Ft - 152.45 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 4/12/2025



## Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 82      | 85                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



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