



## Holland Park Avenue, SEVEN KINGS Offers in Excess of £470,000

CALLING ALL CASH BUYERS!! Take a look at this wonderful, 1930's, character, three bedroom terraced house which is conveniently located for local schools, shops, Sainsburys supermarket, A12 road links, Newbury Park underground station and Seven Kings mainline station with its Elizabeth Line transport links. This property is in need of full modernisation and we feel this has been reflected in the asking price. If you would like to design your own dream home then this is the property for you! Please call our Ilford sales team today to arrange your viewing.

- NO ONWARD CHAIN
- THREE BEDROOMS
- MODERNISATION REQUIRED
- FREEHOLD
- COUNCIL TAX - BAND D
- EPC - D



## GROUND FLOOR

### ENTRANCE

Via double glazed storm porch, double doors to hallway.

### HALLWAY

Stairs to first floor, under stairs storage cupboard housing meters, further storage cupboard.

### RECEPTION ONE

12' 3" x 14' 5" (3.73m x 4.39m)

Double glazed bay window to front, shaped radiator, feature fireplace, coving to ceiling, ceiling rose.



### RECEPTION TWO

11' x 11' 11" (3.35m x 3.63m)

Feature fireplace, coving to ceiling, ceiling rose, double glazed French doors to rear garden.



### KITCHEN

6' 9" x 7' 6" (2.06m x 2.29m)

Fitted base and eye level units incorporating sink and drainer with mixer tap, double glazed door to conservatory.



### CONSERVATORY

8' x 17' 9" (2.44m x 5.41m)

Double doors to rear garden.



## FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM ONE

9' 3" x 14' 11" (2.82m x 4.55m)

Double glazed bay window to front, radiator, coving to ceiling, fitted wardrobes.



## BEDROOM TWO

10' 3" to fitted wardrobes x 12' (3.12m x 3.66m)  
Double glazed window to rear, radiator, coving to ceiling, ceiling rose, fitted wardrobes.



## BEDROOM THREE

6' 8" x 7' 7" (2.03m x 2.31m)  
Double glazed window to front, coving to ceiling, radiator.



## FIRST FLOOR BATHROOM/WC

Double glazed frosted window to rear, radiator, three piece suite incorporating panelled bath, pedestal basin, low flush WC, storage cupboard housing water tank.



## EXTERIOR

### FRONT GARDEN

Block paved providing off street parking.

## REAR GARDEN


Unmeasured at the time of our inspection but thought to be in excess of 40'.



## AGENTS NOTE

As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

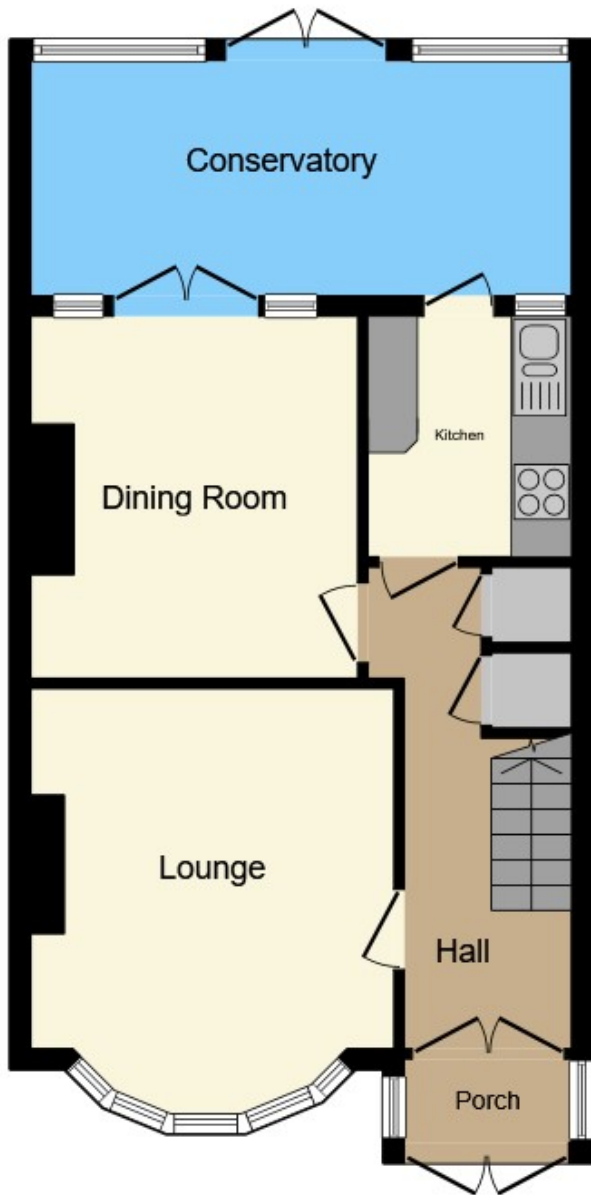
## What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

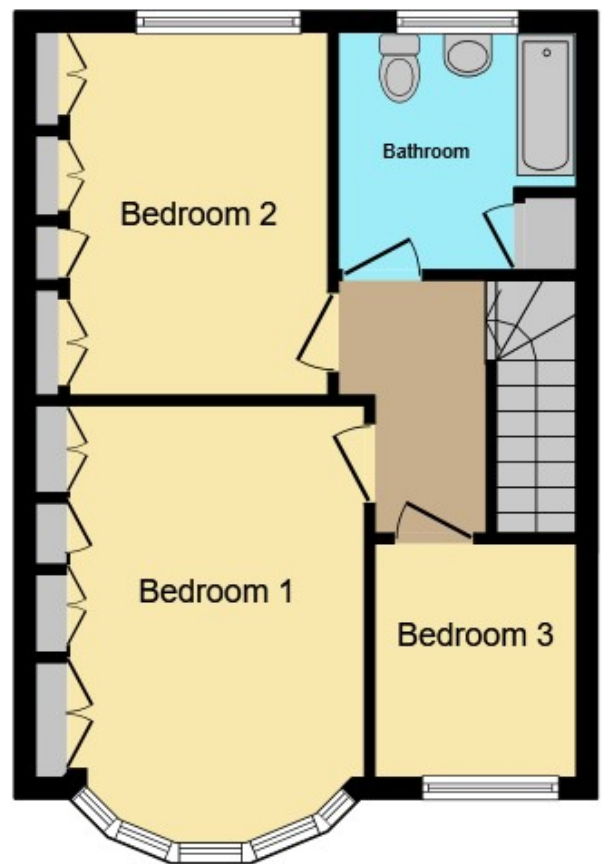
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

