



## Elgin Road, ILFORD

£215,000

**STATION LOCATION!!** This one bedroom, ground floor garden flat has bundles of charm and character! Benefits include double glazing, gas central heating and private rear garden. Conveniently located for Seven Kings mainline station with the Elizabeth line transport links, local shops, supermarkets and restaurants. The current lease is 189 years from 24th March 1988, the service charge is £354.00 per year and building insurance is £373.19 for this year. Priced to sell so please call our Ilford sales team for more information and an appointment to view.

- GROUND FLOOR FLAT
- ONE BEDROOM
- 46' REAR GARDEN
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - C

## GROUND FLOOR

### ENTRANCE

Via own front door to lobby.

### LOUNGE

11' 3" to alcove x 16' 1" to bay (3.43m x 4.90m)

Double glazed bay window to front, vertical radiator, power points, coving to ceiling.



### KITCHEN

4' 6" x 11' 3" (1.37m x 3.43m)

Range of eye and base units with butchers block worktops, tiled splashback, electric oven, gas hob, sink with mixer tap, plumbing for slimline dishwasher, extractor fan, open to lobby area.



### LOBBY AREA

Laminate flooring, cupboard under stairs, door to shower/WC

### SHOWER ROOM/WC

Tiled floor, part tiled walls, towel radiator, quadrant shower cubicle with thermostatically controlled shower over, close coupled WC, pedestal basin with mixer tap, tiled splashback, cupboard housing plumbing for washing machine, extractor fan.



### BEDROOM

9' x 13' 3" (2.74m x 4.04m)

Double glazed picture and casement window to rear, double radiator, power points, cupboard housing wall mounted boiler, double glazed opaque door to garden.



## EXTERIOR

### REAR GARDEN

46' with paved patio area, raised planters, timber storage shed.




#### NB

Please note the property has had a treatment plan in place since July 2021 for Japanese Knotweed and has the benefit 10 year insurance backed guarantee

#### AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

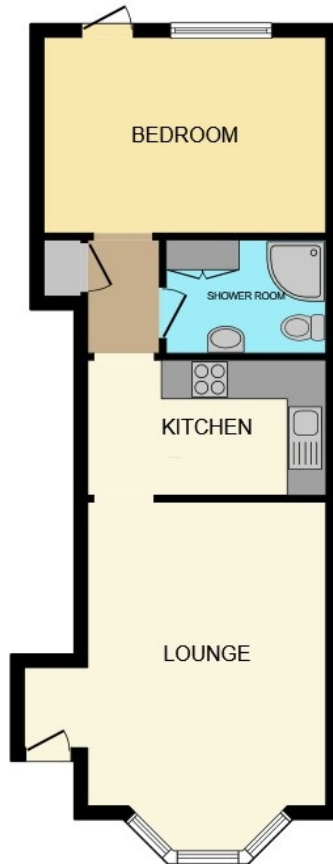
#### What's Next?

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

#### Disclaimer

**Misrepresentations Act 1967:** These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.