

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



The Drive, ILFORD, IG1 3HD  
£265,000

Leasehold



Council Tax: Band B  
Redbridge

VICTORIAN GARDEN FLAT!! Payne & Co are proud to offer this converted, ground floor, one bedroom garden flat which is situated on the Drive, a sought after North Ilford location, close to the junction of Endsleigh Gardens. The accommodation comprises double bedroom with bay window feature, lounge with sliding doors to private rear garden, modern fitted kitchen and a stunning bathroom. Further benefits include extensive double glazing, gas central heating and off street parking for one vehicle. The current lease is 189 years from 25 March 1987 (152 years unexpired) We understand the ground rent is £100 pa and the service charge is tbc. Please call our Ilford office to confirm your appointment.



- One Bedroom Flat
- Off Street Parking
- No Onward Chain
- Ground Floor
- Rear Garden
- Ideal First Time Buy



## GROUND FLOOR

Hallway

Lounge: 12' 6" x 13' 4" (3.81m x 4.06m)

Bedroom: 10' 1" x 12' (3.07m x 3.66m)

Bathroom/WC

Kitchen: 6' 11" x 7' 5" (2.11m x 2.26m)

## EXTERIOR

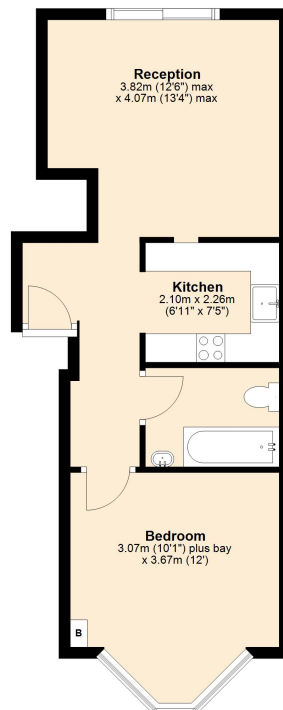
Off Street Parking

Rear Garden



### Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 42.0 sq. metres (451.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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151 Cranbrook Road, Ilford, IG1 4TA

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- 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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(94+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		70	77
		<small>EU Directive 2002/91/EC</small>	