



## Valentines Road, ILFORD

CENTRAL ILFORD LOCATION!! Guide Price £250,000 - £275,000. This great size, two bedroom, double fronted, first floor flat is perfectly located for Gants Hill and Redbridge underground stations, Valentines Park, places of worship, schools, Ilford town centre and mainline station with its Elizabeth Line transport links. Benefits include double glazing, gas central heating, two double bedrooms and large lounge. The current lease is 99 years from 24th June 1988 and the ground rent is approximately £300 - £400 per year. This property is priced to sell so please call our sales team for more information and an appointment to view.

Guide Price £250,000

- DOUBLE FRONTED FLAT
- TWO BEDROOMS
- FIRST FLOOR
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - C

## GROUND FLOOR

### ENTRANCE

Via communal door to communal hall, own front door to stairs leading to first floor.

### LANDING

Open balustrade staircase, double glazed picture and casement window to rear, access to loft.

### LOUNGE

12' to bay x 16' 4" (3.66m x 4.98m)

Double glazed bay window and double glazed picture and casement window to front, double radiator, power points, coving to ceiling.



### KITCHEN

6' 5" x 10' 9" (1.96m x 3.28m)

Double glazed picture and casement window to rear, range of eye and base units with rolled edge worktops, gas hob, extractor hood, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, wall mounted combination boiler.



### BATHROOM/WC

Double glazed opaque picture and casement window to rear, single radiator, close coupled WC, pedestal basin, panelled bath with mixer tap and shower attachment, tiled splashback.



### BEDROOM ONE

12' 7" x 16' 3" (3.84m x 4.95m)

Double glazed square bay window to front, double radiator, power points.



### BEDROOM TWO

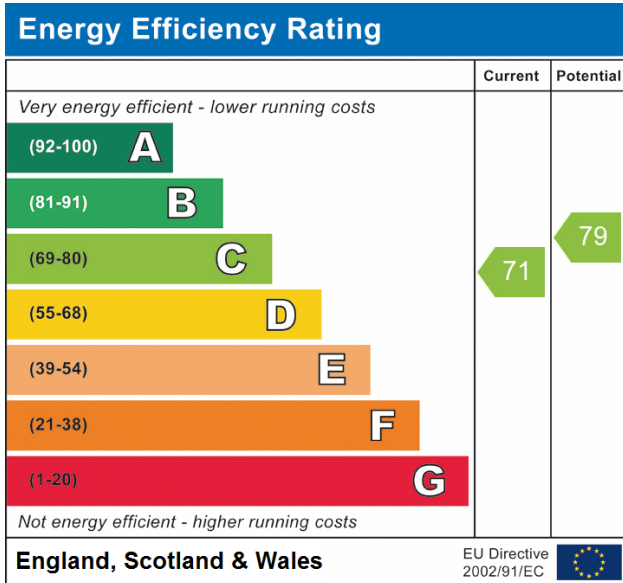
10' 9" x 10' 11" (3.28m x 3.33m)

Double glazed picture and casement window to rear, double radiator, power points.



### 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 £150 from the company we recommend.



**What's Next?**

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

**Disclaimer**

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ENTRANCE HALL  
30 sq.ft. (2.8 sq.m.) approx.

FIRST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

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.  
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