

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Christchurch Road, ILFORD, IG1 4QY
£375,000

Share of Freehold



Council Tax: Band C
Redbridge

Payne & Co are pleased to present this two-bedroom ground floor flat for sale, located in the heart of the Commonwealth Estate. The property boasts a traditional reception room with a bay window to the front, providing a warm and inviting space for relaxation or entertaining. The flat also features a practical galley style kitchen supplemented by a utility area, providing ample space for cooking, storage and access to garden. The property comprises of two bedrooms and one bathroom, catering to both comfort and convenience. A bonus is the private low maintenance rear garden, approximately 30ft. The property also benefits from a cellar, providing additional storage. Situated near local amenities, schools, and the beautiful Valentines Park, the location is ideal for first-time buyers seeking a community feel or investors looking for a promising opportunity. The Elizabeth Line in Ilford further enhances the connectivity of this location, making it a worthy investment. The current lease is 125 years from 20th July 2010 (111 years unexpired). We understand from the seller that there is no ground rent, no service charge, and a parking space.

- Two-bedroom ground floor flat
- Approximately 30ft garden
- Cellar
- Utility area

- Share of freehold
- Commonwealth estate location
- Galley style kitchen
- Ideal first time buy / investment



GROUND FLOOR

Communal Entrance

Lounge: 13' 3" x 14' (4.04m x 4.27m)

Bedroom One: 11' x 11' 1" (3.35m x 3.38m)

Bathroom/WC: 8' x 7' 7" (2.44m x 2.31m)

Kitchen: 7' 11" x 6' 2" (2.41m x 1.88m)

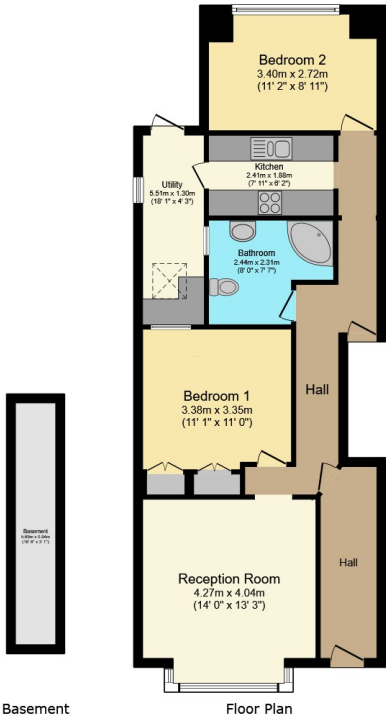
Utility Area: 4' 3" x 18' 1" (1.30m x 5.51m)

Bedroom Two: 11' 2" x 8' 11" (3.40m x 2.72m)

EXTERIOR

Rear Garden

Off Street Parking



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

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- 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
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D		71	76
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	