

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Aberdour Road, GOODMAYES, IG3 9SB

Leasehold

Guide Price £240,000



Council Tax: Band B  
Redbridge

Guide Price £240,000 - £250,000. Payne & Co are pleased to offer for sale this charming, ground floor flat. The property is neutrally decorated throughout, making it an ideal blank canvas for first-time buyers or buy to let investors. The flat comprises one reception room, one bedroom, fitted kitchen, and bathroom. A standout feature is the private rear garden, accessible from the reception room, perfect for outdoor relaxation. Additionally, this converted flat also boasts a front garden, offering potential for off-street parking, subject to planning permission and freeholder consent. The flat's location is ideally situated for public transport links, local amenities, and parks nearby. Don't miss this fantastic opportunity to acquire a property with immense potential and a homely feel. The current lease is 95 years from 30th November 2020, the ground rent is £200.00 per year and the service charge is £1,500.00 per year which includes buildings insurance. This property is offered with no onward chain so please call our Ilford sales team for your appointment to view.

- NO ONWARD CHAIN
- 58' REAR GARDEN
- COUNCIL TAX - BAND B
- ONE BEDROOM
- LEASEHOLD
- EPC - D





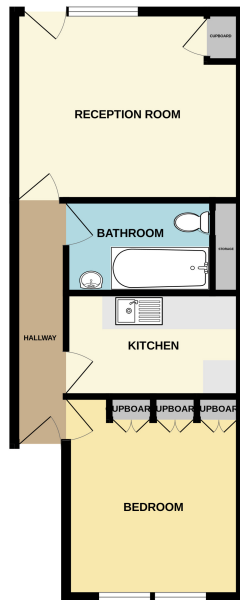
**GROUND FLOOR**

- ENTRANCE
- HALLWAY
- LOUNGE
- KITCHEN
- BEDROOM
- BATHROOM/WC
- EXTERIOR**

- FRONT GARDEN
- REAR GARDEN
- AGENTS NOTE



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA - 447 sq.ft. (41.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, 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 for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
(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>		
Not energy efficient - higher running costs			
		68	75
England, Scotland & Wales			
EU Directive 2002/91/EC			