

## Wanstead Park Road, ILFORD

INVESTMENT PROPERTY!! TWO x ONE BEDROOM FLATS!! Guide Price £450,000 - £475,000. Calling all cash buyers and investors! This is an ideal opportunity to acquire two x one bedroom flats within a freehold property which is currently rented on assured shorthold tenancy (AST) for £1,900 PCM. Situated in the north part of Ilford in this popular road which is ideally located for Ilford town centre and main line station with the Elizabeth Line transport links. Please call our sales office for more information and an appointment to view.

## Guide Price £450,000

- IDEAL INVESTMENT
- TWO x ONE BEDROOM FLATS
- 39' REAR GARDEN
- FREEHOLD
- EPC's D and E
- COUNCIL TAX - BAND E

## GROUND FLOOR FLAT

### ENTRANCE

Via double glazed fully enclosed storm porch, own front door leading into ground floor lounge.

### LOUNGE

14' 1" x 10' 1" (4.29m x 3.07m)

Two double glazed windows to front, wall mounted electric heater, laminate flooring, power points, halogen spotlights to ceiling.



### LOBBY AREA

Cupboard understairs leading to bedroom.

### BEDROOM

11' 2" maximum x 8' 10" (3.40m x 2.69m)

Double glazed picture and casement window to rear, wall mounted electric heater, power points.



### KITCHEN

11' x 9' 8" (3.35m x 2.95m)

Picture and casement window to side, range of eye and base units with rolled edge worktops, electric oven and hob, extractor hood, stainless steel sink with single drainer and mixer taps, plumbing for washing machine, recess for fridge freezer, halogen spotlights to ceiling, double glazed door to garden.



### UTILITY AREA

Laminate flooring, cupboard housing hot water cylinder, plumbing for washing machine, halogen spotlights to ceiling.

### BATHROOM/WC

Double glazed picture and casement window to rear, double glazed opaque casement window to side, tiled floor and walls, pedestal basin, panelled bath with mixer taps and shower attachment, wall mounted electric towel radiator, step up to WC area with low level flush WC, tiled floor and part tiled walls, opaque casement window to rear.



## REAR GARDEN

39' with paved patio area, step down, decked area to rear.



## FIRST FLOOR FLAT

### ENTRANCE

Own front door leading up to landing with open balustrade staircase, split level, storage cupboard, loft access.

### LOUNGE

14' 1" x 11' 2" (4.29m x 3.40m)

Double glazed picture and casement window to front, electric storage heater, fire surround, halogen spotlights to ceiling, power points, laminate flooring.



## BEDROOM

10' 11" x 8' 9" (3.33m x 2.67m)

Double glazed picture and casement window to rear, electric storage heater, laminate flooring, power points.



## KITCHEN

11' 2" x 5' 9" (3.40m x 1.75m)

Double glazed picture and casement window to front, range of eye and base units with rolled top worktops, electric hob, electric oven, plumbing for washing machine, extractor hood.



## LOBBY AREA

Laminate flooring, electric storage heater.

## SHOWER/WC

Pedestal basin, close coupled WC, shower cubicle, extractor fan.



## **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.

### ***What's Next?***

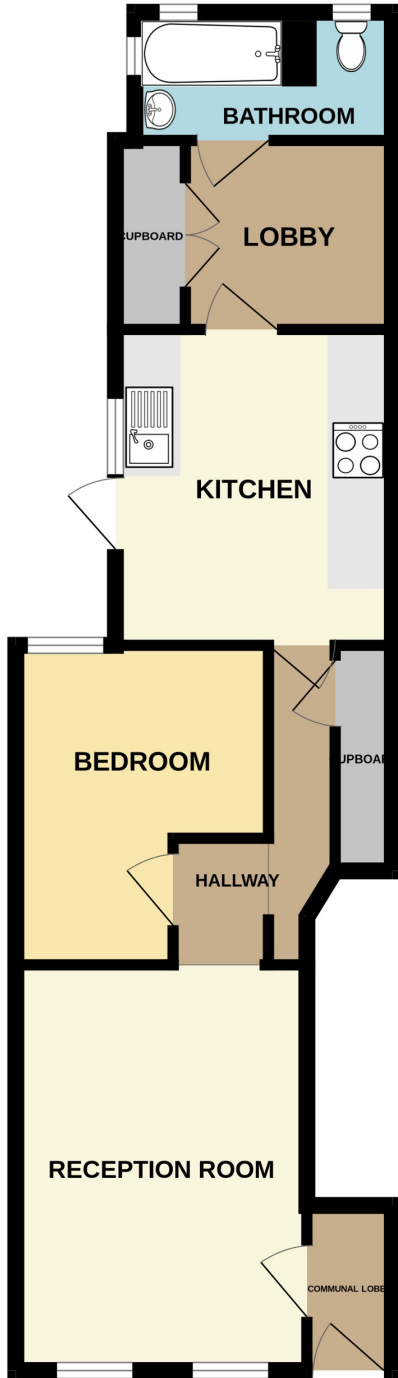
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

## **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.

**Property Misdescriptions Act 1991:** The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

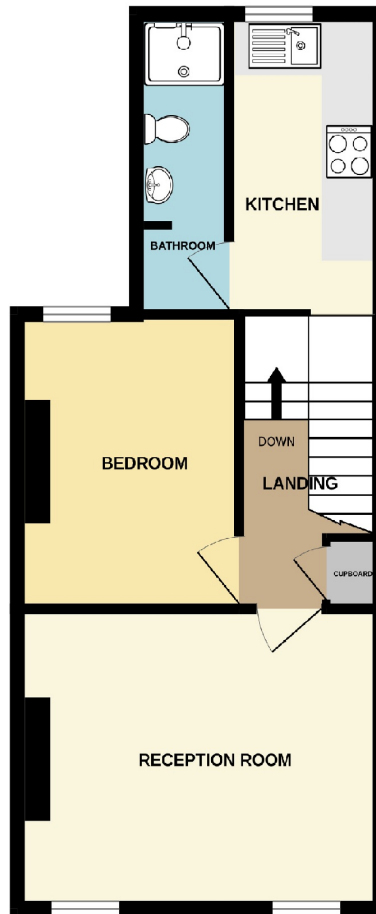
GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



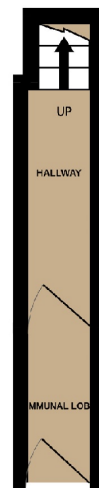
TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.



GROUND FLOOR  
51 sq.ft. (4.7 sq.m.) approx.



FIRST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 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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