

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Mortlake Road, ILFORD, IG1 2SZ

Freehold

Guide Price £450,000



Council Tax: Band D
Redbridge

Guide Price £450,000 - £475,000. For sale is a Victorian terraced house situated just off Ilford Lane. This property is brimming with potential and is an excellent opportunity for first-time buyers or families looking to put their own stamp on a home. The house could benefit from some modernisation, yet it retains many period features, providing a characterful canvas to work with. The house comprises three/four bedrooms, a bathroom located on the first floor, a kitchen, and two reception rooms, offering ample space for a family. This property also includes the added benefit of a cellar and a ground floor WC. One of the standout features of this property is its generous, 60ft rear garden, along with double bay windows at the front and rear, enhancing the brightness and spaciousness of the home. The location is ideal, with excellent public transport links, local amenities, nearby schools, and parks within the vicinity. The house is offered with no onward chain, sale subject to the grant of probate.

- Three/four bedrooms
- 60ft rear garden
- Two reception rooms
- No onward chain
- Period features
- Double bay windows
- Ground floor WC
- Ideal family home



GROUND FLOOR

Hallway
Reception Room One: 13' 5" plus bay x 14' 7" max (4.09m x 4.45m)
Reception Room Two: 13' 6" plus bay x 13' 5" (4.11m x 4.09m)
Kitchen: 17' 0" max x 6' 0" max (5.18m x 1.83m)
Ground Floor WC
Basement: 15' 6" x 5' 6" (4.72m x 1.68m)



FIRST FLOOR

Bedroom One: 12' 4" plus bay x 12' 4" (3.76m x 3.76m)
Bedroom Two: 14' 2" plus bay x 11' 2" (4.32m x 3.40m)
Bedroom Three: 9' 2" x 8' 4" (2.79m x 2.54m)
Bathroom
Bedroom Four: 9' 3" x 7' 3" (2.82m x 2.21m)



EXTERIOR

Front Garden
Rear Garden Approx. 60ft

Basement
Approx. 7.9 sq. metres (85.4 sq. feet)

Ground Floor
Approx. 55.9 sq. metres (601.7 sq. feet)

First Floor
Approx. 62.5 sq. metres (673.2 sq. feet)



Total area: approx. 126.4 sq. metres (1360.2 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.

020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk
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	
Very energy efficient - lower running costs	Current Potential
(94+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

