

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Valentines Road, ILFORD, IG1 4SA

Leasehold

Offers in Excess of £300,000



2



1



1



C

Council Tax: Band B
Redbridge

This ground-floor flat is currently available for sale in this sought-after location within the Commonwealth Estate, near the picturesque Valentines Park. The property is in good condition, ready to welcome new homeowners. The flat boasts two comfortable bedrooms, providing ample space for relaxation and sleep. It features a fitted kitchen where you can enjoy cooking your favourite meals. The flat also incorporates one bathroom, enhancing its functionality. The living area includes a cosy reception room, perfect for entertaining guests or spending quality time with your family. One of the standout features of this property is the approx 40ft rear garden. The garden offers a serene environment for outdoor relaxation and can also serve as a perfect spot for garden parties or a safe play area for children. The current lease is from 6th April 2018 until 28th February 2193 (167 years unexpired) and we are advised that the ground rent is £0 and the service charge £2,111.25 pa. The flat is nestled in a prime location, providing easy access to local amenities and the serene environment of Valentine's Park, making it an ideal place to live. Don't miss out on this opportunity to own a flat in this prime location.

- Ground Floor Flat
- Private Rear Garden
- Ideal Buy To Let Investment
- Close to Station
- No Onward Chain
- Ideal For First Time Buyers
- Off Street Parking
- Basement

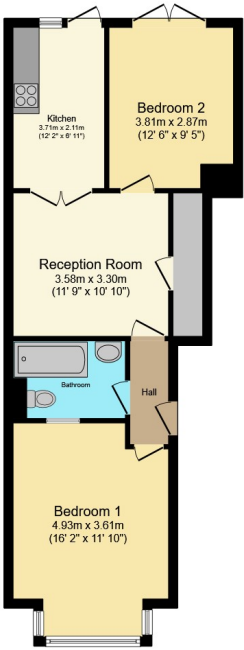


GROUND FLOOR

- Hallway
- Bedroom: 11' 10" x 16' 2" (3.61m x 4.93m)
- Bedroom: 9' 5" x 12' 6" (2.87m x 3.81m)
- Reception: 10' 10" x 11' 9" (3.30m x 3.58m)
- Kitchen: 6' 11" x 12' 2" (2.11m x 3.71m)
- Bathroom/WC

EXTERIOR

- Rear Garden: Approximately 40'
- Off Street Parking



Floor Plan

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



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		
(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