

PAYNE & Co

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Beaufort Gardens, ILFORD, IG1 3DB

Leasehold

£275,000



Council Tax: Band B  
Redbridge

For Sale: This ground floor converted flat, recently refurbished, in a sought-after location. The property comprises a well-proportioned bedroom featuring a bay window that allows ample natural light to flow in. The sleek and contemporary grey gloss kitchen is both functional and aesthetically pleasing, perfect for those who enjoy cooking. The flat offers a modern bathroom fitted with a white suite, exuding a clean and simplistic design. One of the distinct features of this property is the bright and inviting reception room that provides direct access to a private rear garden. Approximately 37ft in length, the garden is perfect for relaxation or outdoor entertainment. The property is conveniently located off Cranbrook Road and The Drive, in proximity to public transport links, Ilford's Elizabeth Line, local amenities, and reputable schools. Additionally, the tranquillity of Valentines Park is just a stone's throw away. The current lease is 125 years from 25 March 1991 (91 years unexpired) The ground rent is £200 PA, and the service charge is £1,028.13 PA, inclusive of building insurance. A 90 year extension to be offered upon completion thus making the lease 181 years with a peppercorn ground rent. This property is ideal for first-time buyers and investors alike. Disclaimer: In accordance with the 1979 Estate Agency Act, we are declaring that the vendors of the property have a personal interest in Payne & Co Estate Agents.

- Ground floor flat
- Recently refurbished
- Sleek grey gloss kitchen
- Proximity to public transport links
- No onward chain

- Well-proportioned bedroom with bay window
- Modern bathroom with white suite
- Private rear garden
- Near Valentines Park
- North Ilford location





GROUND FLOOR

Bedroom: 10' 10" x 8' 2" into bay (3.30m x 2.49m)

Bathroom/WC

Lounge: 11' x 14' 1" (3.35m x 4.29m)

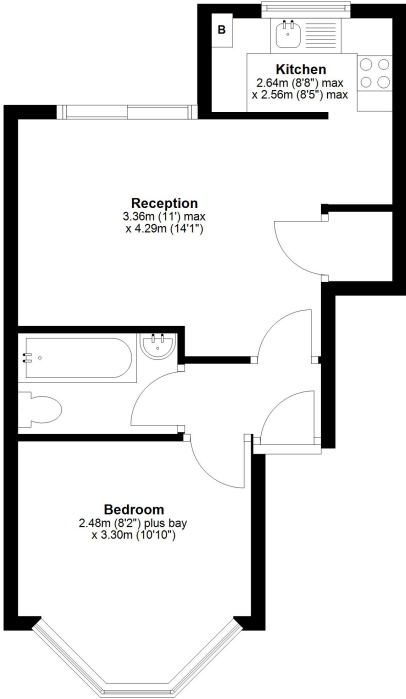
Kitchen: 8' 8" x 8' 2" (2.64m x 2.49m)

EXTERIOR

Private Rear Garden



Ground Floor  
Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 34.2 sq. metres (367.7 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.

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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+)	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		69	76
		EU Directive 2002/91/EC	