

PAYNE & Co

020 8518 3000

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Airlie Gardens, ILFORD, IG1 4LB
Guide Price £375,000

Share of Freehold



Council Tax: Band C
Redbridge

Guide Price £350,000 - £375,000. For sale is this converted Edwardian flat situated in the highly sought after Commonwealth Estate near Valentines Park and Ilford's Elizabeth Line. It is a first-floor property, accessed via communal entrance, own front door with stairs leading to the first floor. The flat boasts a Share of Freehold, to be offered with a new 999-year lease and no ground rent or service charge. The property also benefits from double glazing and gas central heating throughout. This well-presented flat features two bedrooms, both equipped with built-in wardrobes. There is a modern bathroom complete with a heated towel rail, a wall-hung toilet, a vanity sink unit, and a bath with an overhead shower. The property also offers a modern kitchen fitted with an electric oven and a gas hob. Additionally, there is one reception room which serves as a living/dining room, complemented by large windows that allow in plenty of natural light. This flat comes with the added advantage of allocated parking, making it an excellent choice for First Time Buyers or Investors. The flat's location, coupled with its condition and features, make it a desirable option in today's market. Please call our sales team for an appointment to view.

- Converted Edwardian flat
- Two bedroom flat
- Sought after location
- New 999 years lease on completion
- Share of Freehold
- Allocated parking
- Well presented
- Near Valentines Park



GROUND FLOOR

Communal Entrance
Own Front Door with Stairs to First Floor

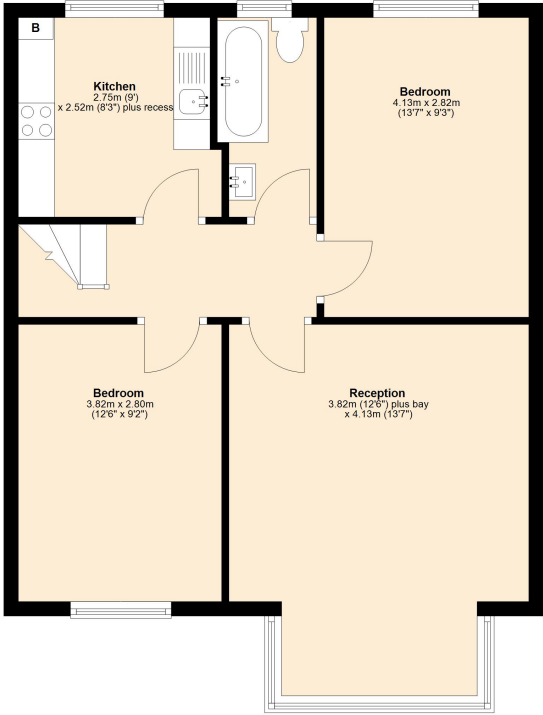
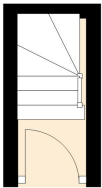
FIRST FLOOR

Entrance
Hallway
Reception: 12' 6" into bay x 13' 7" (3.81m x 4.14m)
Bedroom One: 9' 3" x 13' 7" (2.82m x 4.14m)
Bedroom Two: 9' 2" x 12' 6" (2.79m x 3.81m)
Kitchen: 8' 3" into recess x 9' 0" (2.51m x 2.74m)
Bathroom/WC
EXTERIOR
Allocated Parking Space



Ground Floor
Approx. 2.0 sq. metres (21.5 sq. feet)

First Floor
Approx. 58.3 sq. metres (627.4 sq. feet)



Total area: approx. 60.3 sq. metres (649.0 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			
(92+)	A	68	80
(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	