



Coventry Road, ILFORD

TAKE A LOOK AT THIS!! Guide Price £375,000 - £400,000. This fabulous, period style, three bedroom, first floor converted flat which is located in the heart of The Commonwealth Estate and within comfortable walking distance to the local schools, bus routes, Valentines Park, Exchange shopping Centre and Ilford mainline station with its Elizabeth line transport links. Benefits include three bedrooms, separate kitchen, own rear garden, off street parking and no onward chain! The current lease is 999 years from 24th June 1975 and the ground rent is £48 per year. Please call our sales team for an appointment to view.

Guide Price £375,000

- NO ONWARD CHAIN
- FIRST FLOOR FLAT
- THREE BEDROOMS
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - E

GROUND FLOOR

ENTRANCE

Via own front door to hallway.

HALLWAY

Stairs to first floor.

LOUNGE

11' 10" x 14' 11" (3.61m x 4.55m)

Double glazed square bay window to front, wall mounted electric heater, coving to ceiling.



BEDROOM ONE

12' 8" x 13' 7" (3.86m x 4.14m)

Double glazed window to rear, coving to ceiling.



BEDROOM TWO

8' x 8' 7" (2.44m x 2.62m)

Double glazed window to side, built-in storage cupboard.



BEDROOM THREE

6' 6" x 9' 3" (1.98m x 2.82m)

Double glazed window to front.

KITCHEN

8' 5" x 8' 8" (2.57m x 2.64m)

Double glazed window to side, tiled walls, range of eye and base units incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine, cooker point.



BATHROOM/WC

4' 7" x 8' 11" (1.40m x 2.72m)

Frosted double glazed window to rear, panelled bath, tiled splashback, pedestal wash basin, low flush WC.



EXTERIOR

FRONT GARDEN

Providing off street parking for one car.

REAR GARDEN

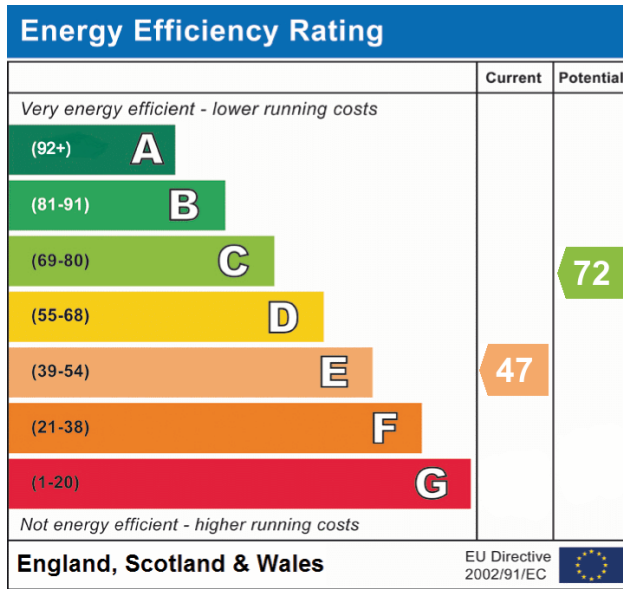
Approximately 60' approached from the side of the property.



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.

EPC



What's Next?

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

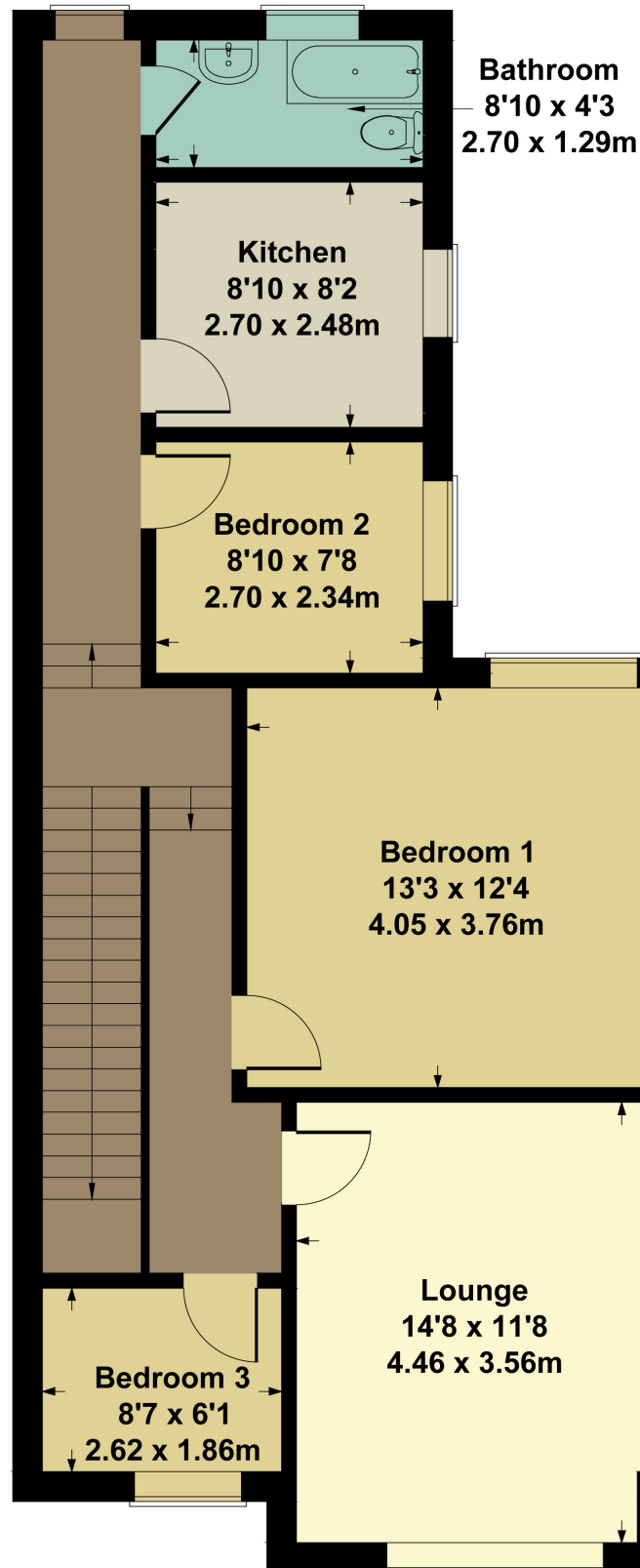
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Approximate Gross Internal Area
840 sq ft - 78 sq m



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Not to Scale.