

PAYNE & Co

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www.payneandco.co.uk



Northbrook Road, ILFORD, IG1 3BP

Leasehold

Guide Price £330,000



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Council Tax: Band B
Redbridge

Guide Price £330,000 - £360,000. Payne & Co are pleased to offer for sale this two-bedroom flat, well-situated with convenient access to Local Amenities, Ilford's Elizabeth Line and the beautiful Valentines Park. The property is a converted double-fronted house occupying the entire ground floor. It boasts a generously sized reception room, a fitted kitchen and one bathroom. The charm of this property is further enhanced by some special features including a basement, private 44ft rear garden, and the convenience of off-street parking. With a long 900+ year lease and no onward chain, this flat represents a fantastic opportunity for both first-time buyers and investors. The current lease is 999 years from 1975, we understand from the seller there is no ground rent and no service charge. It is worth noting that the property has an absentee freeholder. Don't miss out on the chance to make this wonderful property your new home. Please call our sales team for an appointment to view.

- Ground Floor Flat
- No Onward Chain
- Basement
- 900+ Year Lease

- Two Bedrooms
- Own Rear Garden
- Off Street Parking
- Absent Freeholder



GROUND FLOOR

Hallway

Basement: 5' 5" x 18' 4" (1.65m x 5.59m)

Lounge: 15' 6" to bay x 11' 4" (4.72m x 3.45m)

Kitchen: 11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom One: 12' 7" to bay x 10' 4" to alcove (3.84m x 3.15m)

Bedroom Two: 10' 4" x 7' 4" (3.15m x 2.24m)

Bathroom/WC

EXTERIOR

Rear Garden: 44' (13.41m)

Off Street Parking



GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq ft. (54.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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.
Made with Metreplan 10/2011



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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.

