

PAYNE & Co

020 8518 3000

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211 Westwood Road, SEVEN KINGS, IG3 8SE
£265,000

Leasehold



Council Tax: Band C
Redbridge

This 2nd-floor purpose-built flat is currently for sale. The property comprises two bedrooms, one bathroom, plumbing in place for the en suite, and an open-plan kitchen/living room. Ideal for first-time buyers and Buy to Let investors and is offered with no onward chain. The flat is well laid out and the open-plan kitchen provides a spacious feel. Please call our sales team for an appointment to view. Beginning on and including 1 January 2007 and ending on and including 2 November 2146 (123 years Unexpired) We understand from the sellers that the ground rent is £500 p.a until 2070 and thereafter rising to £600 p.a for the remainder of the term and the service charge is £1,115.44 p.a.

- Two Bedrooms
- Purpose Built Flat
- Second Floor
- Second Floor Flat
- Bathroom
- No Onward Chain



GROUND FLOOR

Stairs leading to second floor.

SECOND FLOOR

Own front door

Kitchen/Living Room: 19' 10" x 12' 2"
(6.05m x 3.71m)

Bedroom One: 13' 9" x 8' 6" (4.19m x 2.59m)

En Suite (Not plumbed)

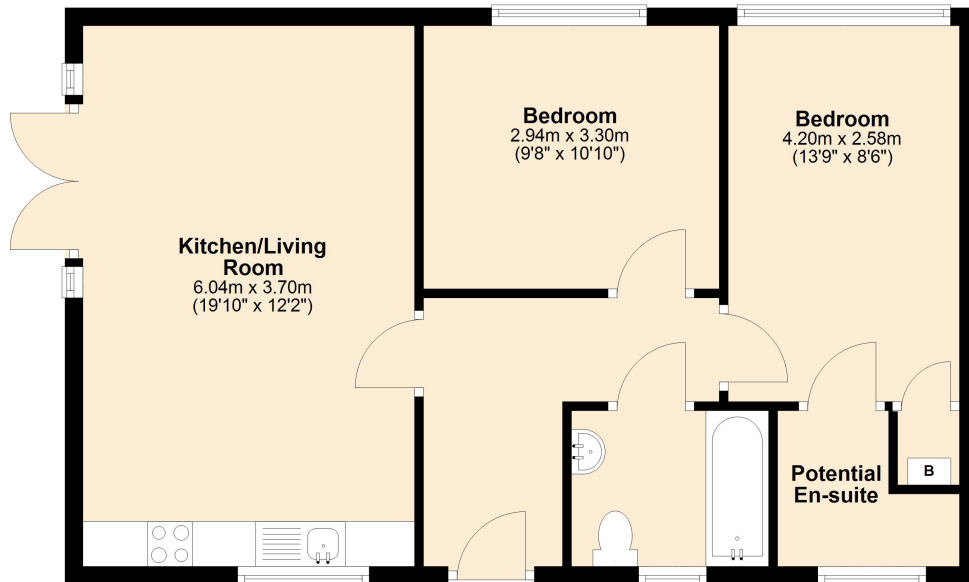
Bedroom Two: 9' 8" x 10' 10" (2.95m x 3.30m)

Bathroom



Second Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



Total area: approx. 59.1 sq. metres (635.8 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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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		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC