



Clarendon Gardens, ILFORD

THREE DOUBLE BEDROOM FIRST FLOOR FLAT!! This converted, Edwardian, first floor flat comprises three double bedrooms, lounge, bathroom/WC, and fitted kitchen. Benefits include double glazing, gas central heating, balcony to bedroom two and is offered with no onward chain. Ideal for first time buyers or investors looking to add to their portfolio. Located off The Drive in North Ilford and within convenient walking distance to Valentines Park, major bus routes to Gants Hill underground station, Ilford town centre and mainline station with the oncoming Elizabeth Line. Be the envy of friends and family with this fantastic flat! This property deserves an early internal inspection as soon as possible so please call our sales team to avoid disappointment.

Offers Over £367,500

- NO ONWARD CHAIN
- FIRST FLOOR FLAT
- THREE BEDROOMS
- BALCONY
- DOUBLE GLAZING - GCH
- EPC - D

GROUND FLOOR

ENTRANCE

Via frosted glazed front door to communal hall, own front door to hallway, stairs to first floor.

FIRST FLOOR

LANDING

Laminate flooring, power points, wall mounted thermostat control, LED spotlights to ceiling, stairs to second floor.

LOUNGE

13' 9" to alcove x 17' to bay (4.19m x 5.18m)

Double glazed square bay window to front, laminate flooring, single radiator, fire surround, coving to ceiling.



KITCHEN

8'to alcove x 9' (2.44m x 2.74m)

Double glazed picture and casement window to rear, laminate flooring, range of eye and base units with rolled edge worktops, tiled splashback, gas cooker point, extractor hood, one and a quarter bowl sink with single drainer and mixer tap, plumbing for washing machine, wall mounted boiler.



BEDROOM ONE

10' 2" x 13' 5" (3.10m x 4.09m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, power points, cupboard to alcove.



BEDROOM TWO

9' 8" to alcove x 10' 8" (2.95m x 3.25m)

Double glazed double doors with casement fanlight window to balcony, laminate flooring, double radiator, power points.



BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled floor and walls, chrome towel radiator, close coupled WC, panelled spa bath with mixer tap, shower attachment and thermostatically controlled shower over, vanity sink unit with mixer tap.



SECOND FLOOR

BEDROOM THREE

13' 2" to narrowing head height, maximum x 21' 8" maximum (4.01m x 6.60m)

Double glazed velux style window to front, double glazed velux style fire escape window to front, two double glazed velux style windows to rear, double radiator, storage to eaves, power points, LED spotlights to ceiling.



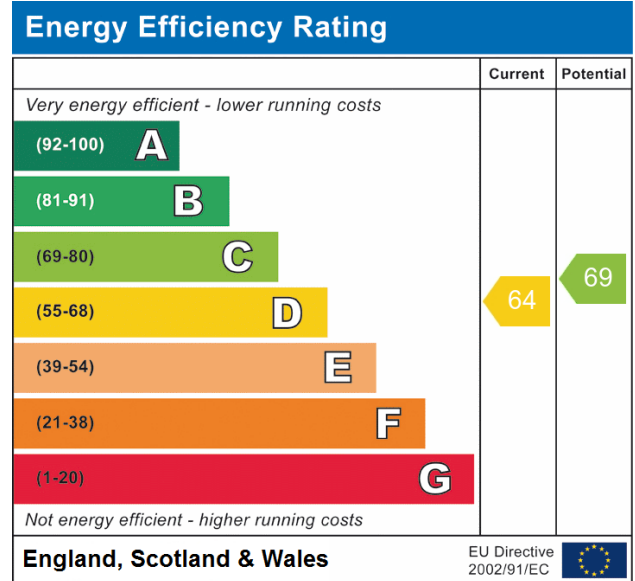
LEASE INFORMATION

We understand from the seller that a new 125 years lease is to be granted on completion.

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 £150 from the company we recommend.

EPC



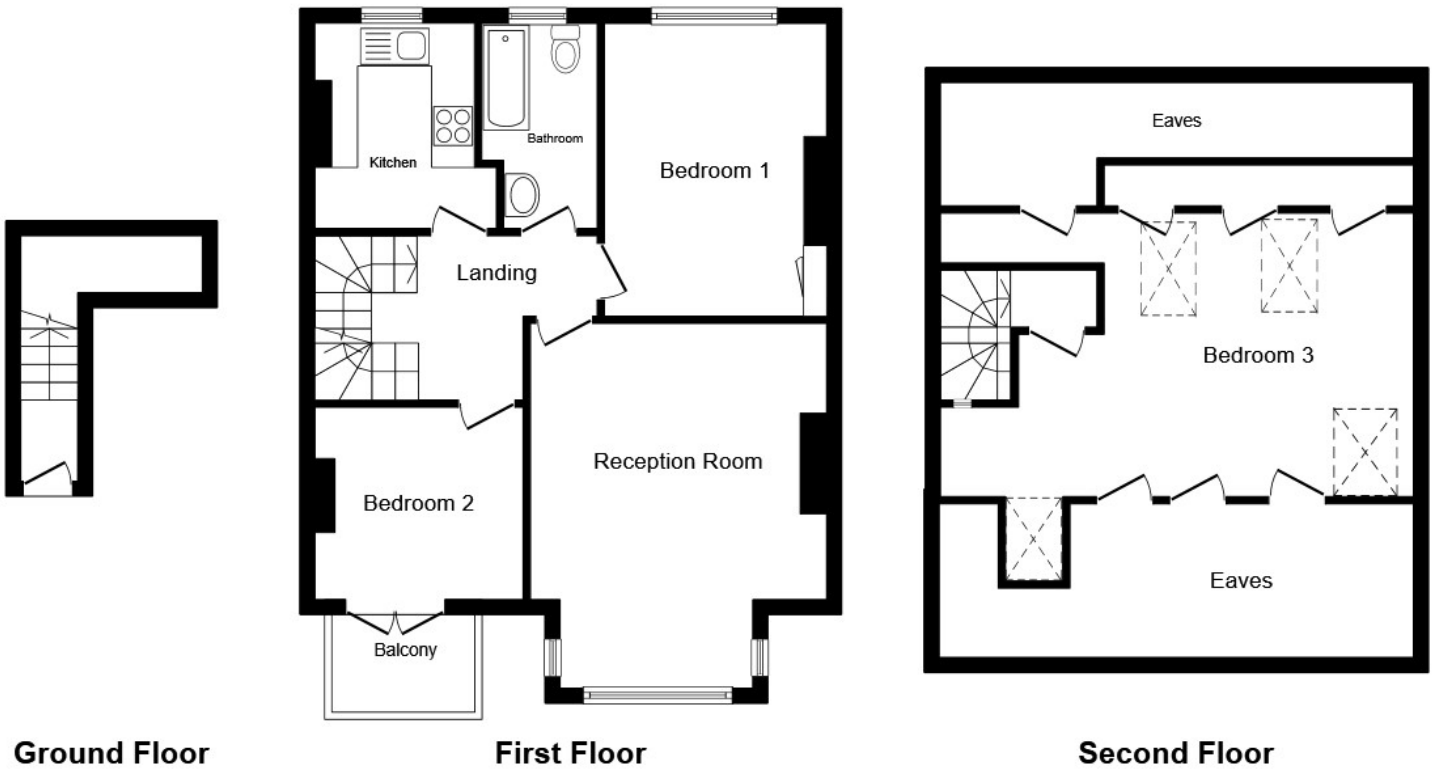
What's Next?

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

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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