



## Hainault Street, ILFORD

£275,000

**BUY TO LET INVESTORS ONLY!!** This tenth floor, two bedroom, purpose built flat is located in the heart of Ilford and is within convenient walking distance to Ilford town centre and mainline station with oncoming Crossrail. The property is being sold with tenants and the seller has advised the current rent they are achieving is £1350 per month and £60 per month for the underground parking space. The property benefits from double glazing, electric heating, entry phone system and an underground parking space. Please call our Ilford office for more information and to book a viewing.

- INVESTORS ONLY
- TENTH FLOOR
- TWO BEDROOMS
- TWO BATHROOMS
- UNDERGROUND PARKING
- EPC - C
- EWS1 FORM IN PLACE



## GROUND FLOOR

### ENTRANCE

Via communal door to communal hall, stairs and lift to tenth floor, own front door to hallway.

### HALLWAY

Wall mounted electric panel heater, storage cupboard.

### LOUNGE



11' 1" x 14' 10" (3.38m x 4.52m)

Double glazed picture and casement windows to side and rear, wall mounted electric panel heater, power points, open to kitchen.

### KITCHEN



5' 10" x 11' 8" maximum (1.78m x 3.56m)

Double glazed casement window to rear, range of eye and base units, tiled splashback, electric oven and hob, extractor hood, one and a quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine, storage cupboard, LED spotlights to ceiling.

### BEDROOM ONE



10' 5" x 11' 4" (3.17m x 3.45m)

Double glazed picture and casement window to side, wall mounted electric panel heater, power points.

### EN-SUITE SHOWER/WC

Electric towel radiator, quadrant shower cubicle with thermostatically controlled shower, pedestal basin with mixer tap, close coupled WC, halogen spotlights to ceiling.

### BEDROOM TWO



8' 4" x 11' 5" (2.54m x 3.48m)

Double glazed casement window to side, wall mounted electric panel heater, power points.

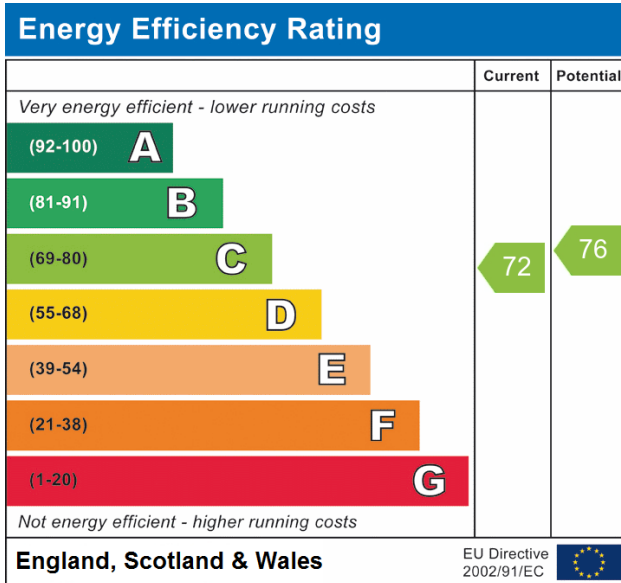
### BATHROOM/WC



Panelled bath with grab rails, mixer tap and shower attachment, back to wall WC, vanity sink unit with mixer tap, LED spotlights to ceiling, extractor fan.

### 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.



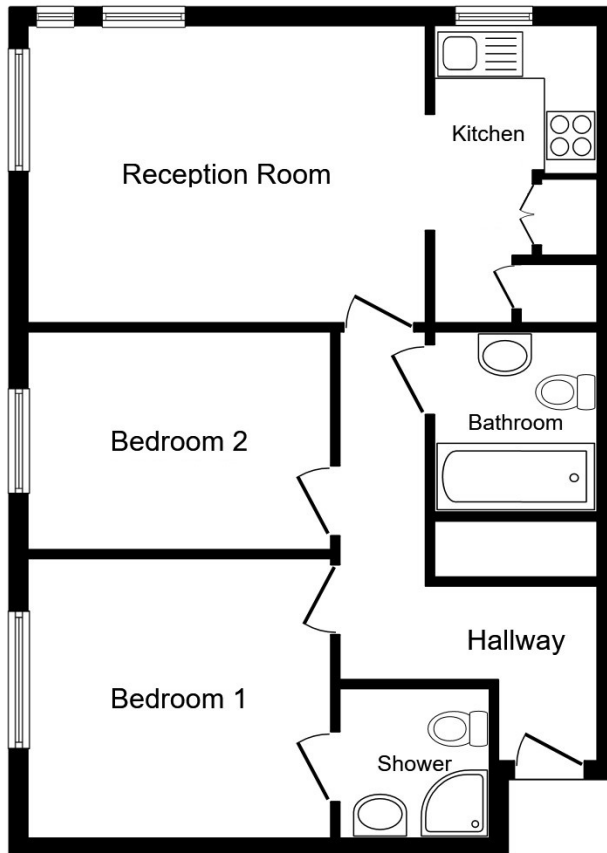
### What's Next?

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.

**Property Misdescriptions Act 1991:** The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.