

PAYNE & Co

020 8518 3000

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Selborne Road, ILFORD, IG1 3AJ

Leasehold

Guide Price £250,000

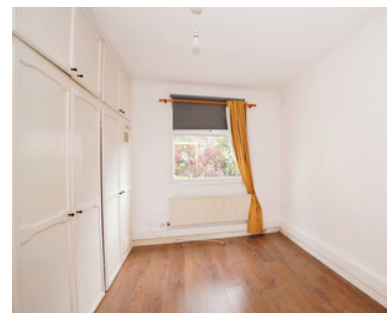


Council Tax: Band B  
Redbridge

Guide Price £250,000 - £260,000. This ground-floor converted flat is now available for sale. This property comprises of one bedroom, a fitted kitchen, one reception room, and a shower room. The kitchen enjoys the added benefit of direct access to the rear garden. This flat conveniently located for Ilford's Elizabeth Line and local amenities. The property is also a fantastic opportunity for first-time buyers looking to put their own stamp on a property or Buy to Let investors. The current lease runs from 11th April 1979 to 10th April 2203 (179 years unexpired), a peppercorn ground rent and Nil service charge. Please call our sale team for an appointment to view today!

- One Bedroom Flat
- Rear Garden
- Shower Room
- Ideal For First Time Buyers

- Ground Floor
- No Onward Chain
- Ideal Investment
- Parking Space



## GROUND FLOOR

Hallway

Lounge: 10' 11" plus bay x 12' 4" (3.33m x 3.76m)

Kitchen: 8' 8" x 8' 3" (2.64m x 2.51m)

Shower Room/WC

Bedroom: 11' 7" x 10' 0" (3.53m x 3.05m)

## EXTERIOR

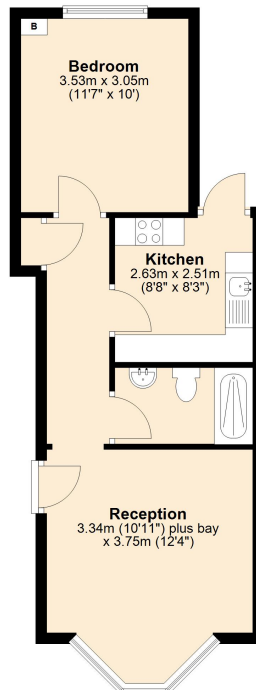
Rear Garden

Parking space



### Ground Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 40.2 sq. metres (432.2 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
<small>Very energy efficient - lower running costs</small>			
(94+)	<b>A</b>		78
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			