

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Empress Avenue, ILFORD, IG1 3DG

Leasehold

£300,000



Council Tax: Band B
Redbridge

For sale is this two-bedroom flat, ideally located off The Drive, near local amenities, public transport links, Ilford's Elizabeth Line and nearby schools. The property presents as a first-floor flat, offering its own front door with stairs leading to the first floor, and a parking space conveniently situated to the front. The flat comprises a good size reception room equipped with a feature fireplace, a separate kitchen, and a bathroom which features a free-standing bath. The property boasts two bedrooms, the first of which includes built-in wardrobes, while the second offers a charming bay window. This flat is perfect for first-time buyers looking to take their first steps on the property ladder, or investors seeking a valuable addition to their portfolio. This property offers the unique opportunity to create a comfortable home in a desirable location. The current lease is 189 years from 24th June 1978 (143 years unexpired) and the ground rent is £100 per year and no service charge. Please call our sales team for more information and an appointment to view.

- First floor flat
- Own front door
- Separate kitchen
- Located off The Drive

- Two bedrooms
- Parking space
- Ideal first time buy / investment
- Near Valentines Park



Ground Floor

Own front door, stairs leading to
FIRST FLOOR

Hallway
Lounge: 14' 6" x 17' 1" (4.42m x 5.21m)
Kitchen: 7' 6" x 8' 4" (2.29m x 2.54m)
Bedroom One: 10' 8" x 11' 4" (3.25m x 3.45m)
Bedroom Two: 10' 11" x 12' 3" to bay (3.33m x 3.73m)
Bathroom/WC

EXTERIOR

Off Street Parking



TOTAL FLOOR AREA: 698 sq ft (64.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corridors and any other areas are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan C5024



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- 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		
Very energy efficient - lower running costs		
(92+)	A	70
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	78
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		