

PAYNE & Co

020 8518 3000

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Thorold Road, ILFORD, IG1 4EY

Leasehold

£375,000



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C

Council Tax: Band B  
Redbridge

For sale is this well-maintained converted flat, located in the highly sought-after Commonwealth Estate. Surrounded by an abundance of green spaces, this property is in good condition, ready for its new owners to move in. The property with a floor area of 62 Sqm approx. (667 sqft approx.) features a single reception room, perfect for entertaining or relaxing after a long day. The flat also boasts a well-equipped kitchen/diner and to be included in the sale white goods (Fridge/freezer, washing machine and dryer). This property includes two spacious bedrooms and a single bathroom, ideal for a small family or a couple. An added bonus is the EPC rating of C, indicating the property's energy efficiency. One of the features of this property is the private rear garden. This outdoor space is perfect for summer barbecues or enjoying a morning cup of coffee in the fresh air. The current lease is 189 years from 25th March 1988 (Approx. 152 Years remaining), This property would make an excellent purchase for first-time buyers looking to get their foot on the property ladder. It would also be a good investment for those looking to grow their property portfolio. In short, this flat offers a blend of comfort, convenience, and potential in a prime location. Don't miss out on the opportunity to view this property.

- Ground Floor Flat
- Two Bedrooms
- Private Rear Garden
- Off Street Parking

- Chain Free
- Kitchen/Diner
- Ideal First Time Buy
- Commonwealth Estate Location



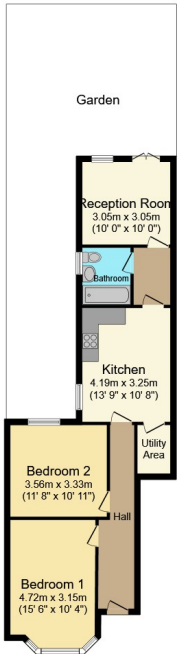


Ground Floor

- Hallway
- Bedroom One 15' 06" x 10' 04" (4.57m x 3.04m)
- Bedroom Two 11' 01" x 8' 11" (3.35m x 2.43m)
- Kitchen/Diner 13' 09" x 10' 08" (3.96m x 3.04m)
- Bathroom
- Reception 10' 00" x 10' 00" (3.04m x 3.04m)

EXTERIOR

- Private Rear Garden
- Off Street Parking



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



020 8518 3000 | [Ilford@payneandco.co.uk](mailto:Ilford@payneandco.co.uk) | [payneandco.co.uk](http://payneandco.co.uk)  
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.

