



Mansfield Road, ILFORD

£400,000

STATION LOCATION!! This two bedroom, split level maisonette oozes character and is presented to a high standard with a recently refurbished interior including new kitchen, bathroom, flooring and boiler. Benefits include double glazing, gas central heating, off street parking, own rear garden, own front door into open plan lounge with high ceiling, modern fitted kitchen, two good size first floor bedrooms and first floor bathroom/WC. This property is perfectly located for Ilford town centre and mainline station with its Elizabeth Line transport links. The current lease is 151 years from 25th December 2015, ground rent and service charge to be confirmed. Please call our sales team for more information and an appointment to view.

- SPLIT LEVEL FLAT
- TWO BEDROOMS
- REAR GARDEN/OSP
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via own front door leading to lounge.

LOUNGE

13' 4" narrowing to 10' 1" x 23' 3" (4.06m x 7.09m)

Double glazed picture and casement window to front, laminate flooring, two double radiators, power points, cupboard under stairs, stairs to first floor.



KITCHEN

12' 4" x 5' 6" (3.76m x 1.68m) x 6' 2" x 7' 7" (1.88m x 2.31m)

Two double glazed picture and casement windows to rear, tiled floor, power points, range of eye and base units with rolled edge worktops, Bosch electric oven, gas hob, extractor hood, cupboard housing wall mounted boiler, sink with single drainer, plumbing for washing machine and dishwasher, recess for fridge freezer, double glazed opaque door to garden.



FIRST FLOOR

LANDING

Open balustrade staircase, over stairs storage cupboard, access to loft.

FIRST FLOOR BATHROOM/WC

Double glazed picture and casement window to rear, tiled floor and walls, chrome towel radiator, panelled bath with mixer tap, shower attachment and screen, close coupled WC with douche attachment, vanity sink unit with mixer tap, extractor fan.



BEDROOM ONE

12' 10" x 14' (3.91m x 4.27m)

Two double glazed picture and casement windows to front, radiator, power points, fitted wardrobes with vanity desk unit, coving to ceiling.



BEDROOM TWO

7' 5" x 10' 10" (2.26m x 3.30m)

Double glazed picture and casement window to rear, double radiator, power points, coving to ceiling.



EXTERIOR

FRONT GARDEN

Providing off street parking.

REAR GARDEN

Patio area, remainder to lawn.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

What's Next?

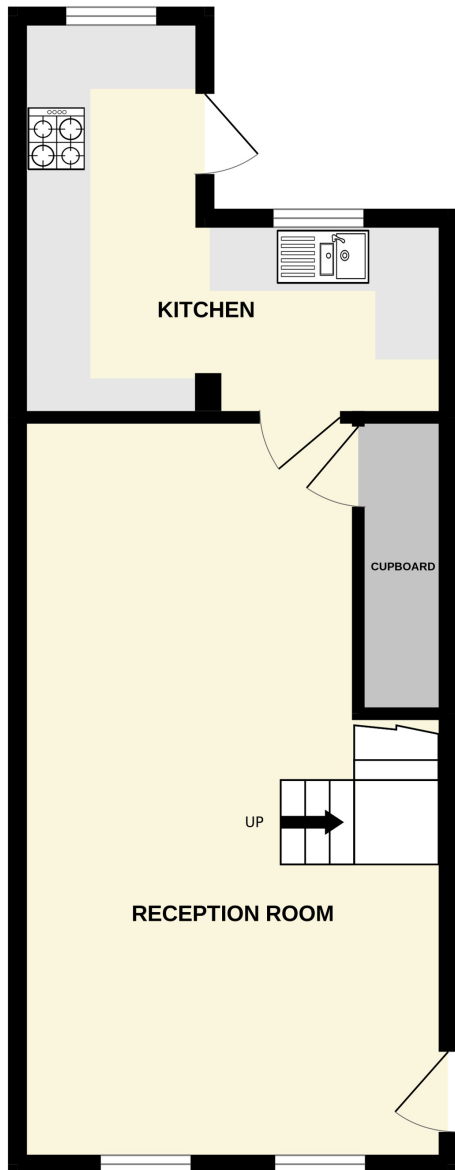
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

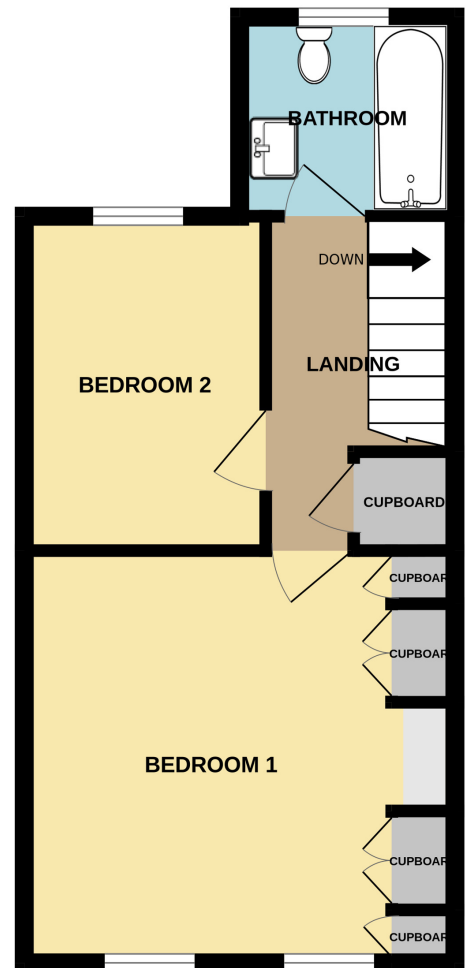
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GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

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.
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