



## Windsor Road, ILFORD

£275,000

NO ONWARD CHAIN!! This fantastic size, one bedroom, first floor converted flat is located in this popular turning off Ilford Lane and within convenient walking distance to local shops, restaurants, Ilford town centre and mainline station with its Elizabeth Line transport links. Benefits include double glazing, gas central heating, split level landing, large lounge, good size bedroom, modern fitted kitchen and bathroom/WC. The property has the benefit of a healthy lease of 143 years, no ground or service charges collected due to an absentee freeholder and would be ideal for first time buyers and investors alike. Please call our sales team for more information and an appointment to view.

- NO ONWARD CHAIN
- ONE BEDROOM
- FIRST FLOOR FLAT
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - C

## GROUND FLOOR

### ENTRANCE

Via own front door, stairs to first floor.

### SPLIT LEVEL LANDING

Open balustrade staircase, gas meter, access to loft.



### LOUNGE

14' 1" to bay x 16' 9" to alcove (4.29m x 5.11m)

Double glazed bay window and double glazed picture and casement window to front, double radiator, power points, wall mounted thermostat control.



### KITCHEN

9' 11" x 11' (3.02m x 3.35m)

Double glazed picture and casement window to rear, range of eye and base units with rolled edge worktops, electric oven, gas hob, tiled splashback, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, recess for fridge freezer, cupboard housing wall mounted boiler.



### BEDROOM

11' 2" to alcove x 11' 2" (3.40m x 3.40m)

Double glazed picture and casement window to rear, single radiator, power points.



### BATHROOM/WC

Double glazed opaque casement window to side, part tiled walls, single radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap, shower attachment and screen.



## EXTERIOR

### FRONT GARDEN

Potential for off street parking subject to dropping the kerb.

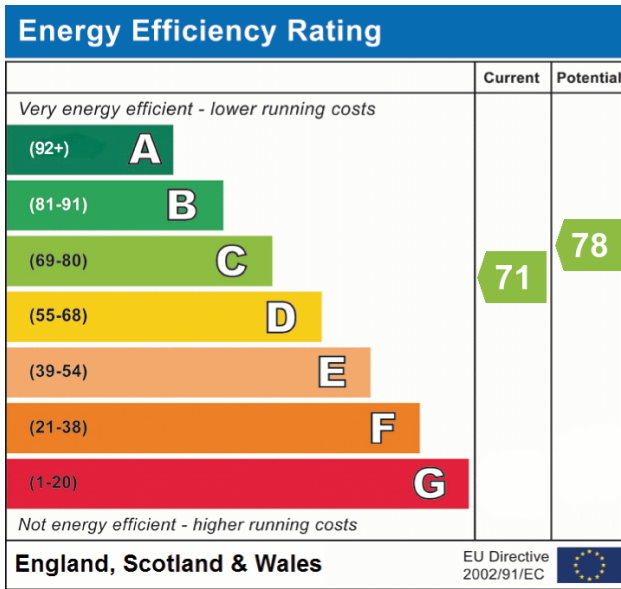
### AGENTS NOTE

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 £300 from the company we recommend.

## DISCLAIMER

In accordance with the 1979 Estate Agency Act, we are declaring that the vendors of the property are related to an employee of Payne & Co Estate Agents.

## EPC



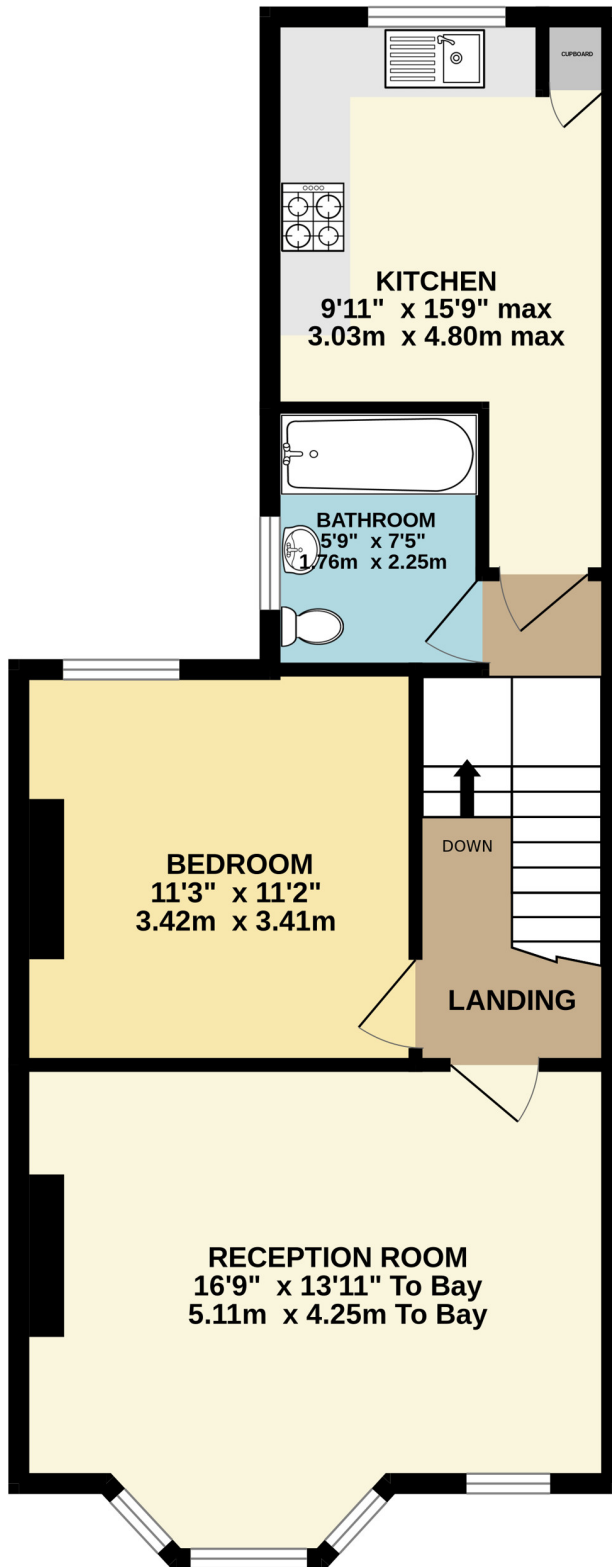
### What's Next?

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

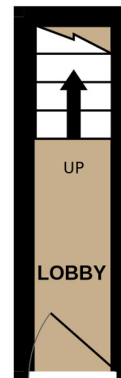
### Disclaimer

**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.



GROUND FLOOR  
27 sq.ft. (2.5 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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