

PAYNE & Co

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Selborne Road, ILFORD, IG1 3AJ

Share of Freehold

Guide Price £200,000



Council Tax: Band B
Redbridge

Guide Price £200,000 - £220,000. This first-floor flat is now available for sale. The property boasts a reception room, a galley style kitchen, one bedroom, and a bathroom. This converted flat is conveniently located near Ilford's Elizabeth Line, making it ideal for those who frequently use public transport. Local amenities are easily accessible on Cranbrook Road along with The Exchange shopping centre, and the beautiful Valentines Park is just a short distance away. The property benefits from double glazing and gas central heating. Offered with no onward chain, making it a great choice for first-time buyers or buy-to-let investors. Don't miss out on this excellent opportunity. The current lease runs from 28th June 1996 to 14th January 2188 (Approx. 163 years). The vendor advises there is no Ground rent and no Service Charge.

- One bedroom
- No onward chain
- Gas central heating
- Ideal for first time buyers/investors
- First-floor flat
- Galley style kitchen
- Double glazing



GROUND FLOOR

Communal Entrance - Stairs to first floor

FIRST FLOOR

Bedroom: 8' 6" x 10' 11" (2.59m x 3.33m)

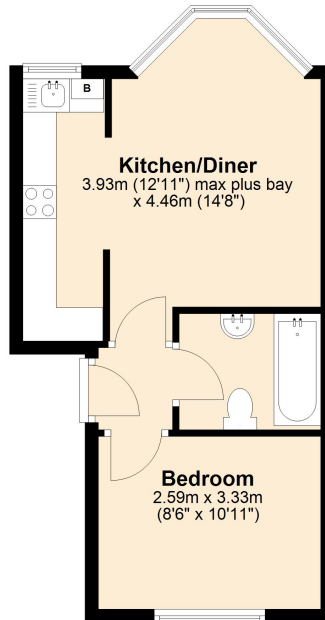
Bathroom

Kitchen/Lounge: 12' 11" max plus bay x 14' 8" (3.93m x 4.46m)



First Floor

Approx. 31.2 sq. metres (336.4 sq. feet)



Total area: approx. 31.2 sq. metres (336.4 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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- 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
Very energy efficient - lower running costs			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	76
		EU Directive 2002/91/EC	