



Mansfield Road, ILFORD

STATION LOCATION!! This well presented, leasehold, split level maisonette is perfectly located for Ilford town centre and mainline station with The Elizabeth Line and its major transport links. Benefits include double glazing, gas central heating, through lounge leading to modern fitted kitchen, two bedrooms, first floor bathroom/WC, private rear garden and allocated parking space. The current lease is 151 years from 25th December 2013. No Ground Rent. Service charge £200 PA. This would make a perfect investment or first time buy so please call our sales team for an appointment to view.

Guide Price £375,000

- SPLIT LEVEL MAISONETTE
- TWO BEDROOMS
- ALLOCATED PARKING
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via front door to fully enclosed storm porch with laminate flooring, double glazed opaque internal door to through lounge.

THROUGH LOUNGE

11' 6" narrowing to 8' 3" x 22' 5" (3.51m x 6.83m)

Double glazed picture and casement window to front, laminate flooring, single radiator, stairs to first floor, storage cupboard under stairs.



KITCHEN

10' 8" x 12' 9" (3.25m x 3.89m)

Double glazed casement window to rear, range of eye and base units with rolled edge worktops, tiled splashback, one and a quarter bowl stainless steel sink with single drainer and mixer tap, double electric oven, gas hob, extractor hood, concealed lighting, integrated washer dryer and dishwasher, power points, cupboard housing wall mounted boiler, LED spotlights to ceiling, double glazed opaque door to garden.



FIRST FLOOR

LANDING

Open balustrade staircase, double radiator, cupboard over stairs.

BEDROOM ONE

11' 6" x 11' 8" (3.51m x 3.56m)

Two double glazed picture and casement windows to front, laminate flooring, double radiator, power points.



BEDROOM TWO

5' 3" x 10' 4" (1.60m x 3.15m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, power points.



FIRST FLOOR BATHROOM/WC

Double glazed opaque picture and casement window to rear, tiled walls, chrome towel radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with shower screen and thermostatically controlled shower over.



EXTERIOR

FRONT GARDEN

Allocated parking space.

REAR GARDEN

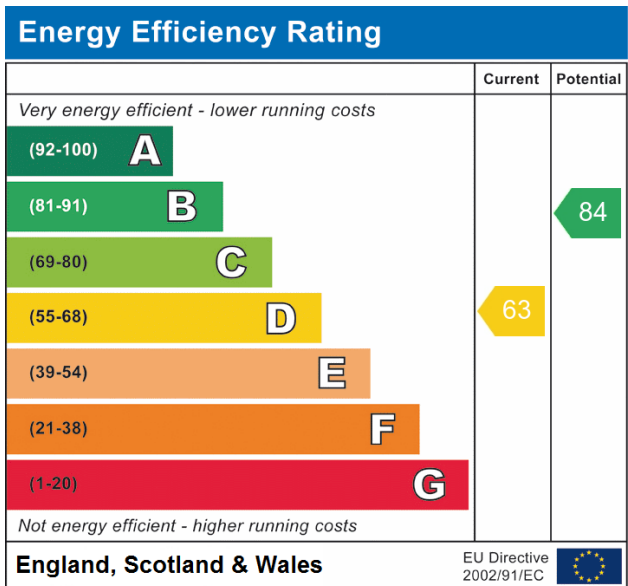
Decked area and path, remainder to lawn, flower and shrub borders.



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



What's Next?

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

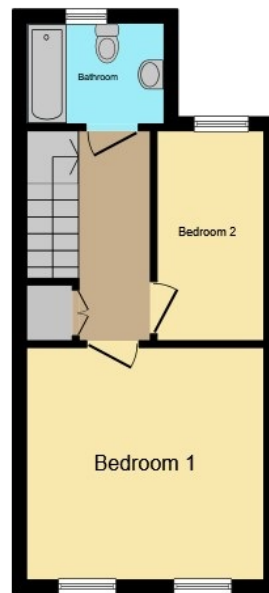
Disclaimer

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



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox