

PAYNE & Co

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www.payneandco.co.uk



Ranelagh Gardens, ILFORD, IG1 3JR

Freehold

Guide Price £700,000



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Council Tax: Band C
Redbridge

Guide Price £700,000 - £750,000. Payne & Co are delighted to present this rare freehold investment opportunity, ideally located just off The Drive and Cranbrook Road. Currently arranged as two self-contained flats—with a one-bedroom ground floor unit and a two-bedroom first floor flat—this versatile property benefits from off-street parking, a communal garden, basement storage, vacant possession, and no onward chain. Conveniently situated near Ilford's Elizabeth Line, schools, and the picturesque Valentines Park, it appeals to both investors and owner-occupiers, with potential to reinstate as a single-family home and scope to extend subject to planning permission (STPP), offering significant flexibility and long-term value.

- Freehold investment opportunity
- Potential to reinstate as a single-family home (subject to planning permission)
- Vacant possession & no onward chain
- Communal garden with access from both flats

- Two self-contained flats (1-bedroom ground floor & 2-bedroom first floor)
- Scope to extend (subject to planning permission)
- Off-street parking
- Roof terrace (first floor flat)



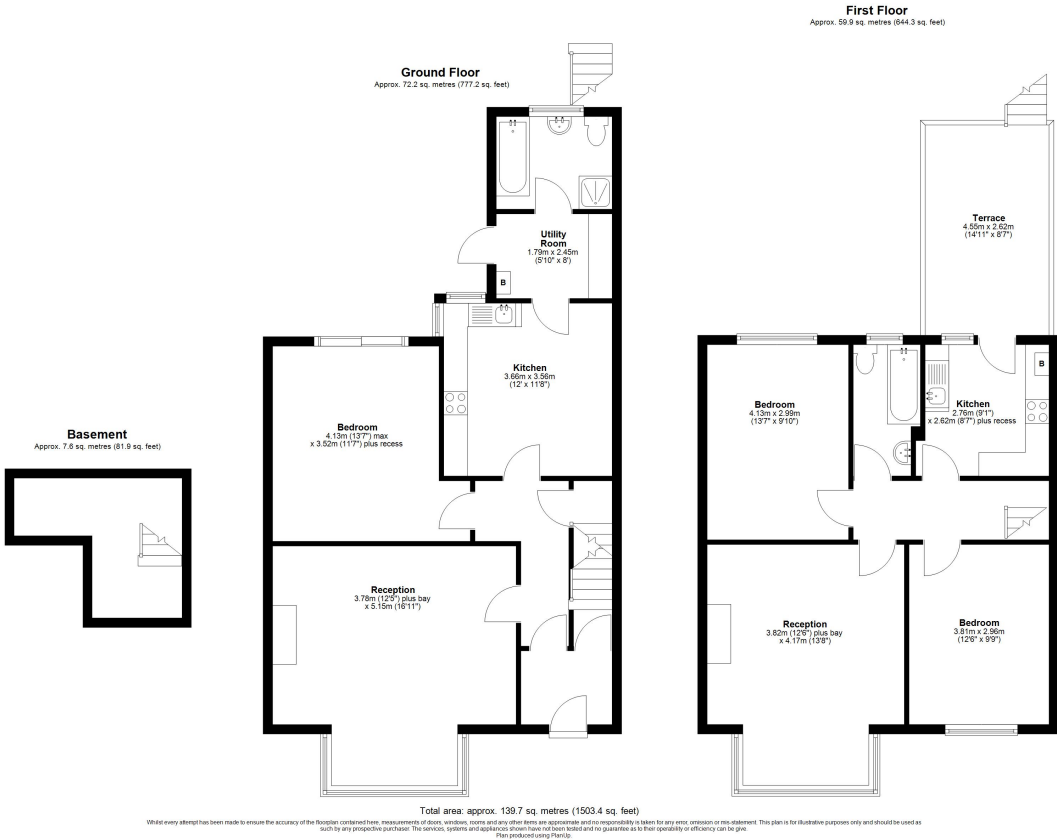
Ground Floor Flat

- Reception Room: 16' 11" x 12' 5" (5.16m x 3.78m)
- Bedroom: 13' 7" x 11' 7" (4.14m x 3.53m)
- Kitchen/Diner: 12' 0" x 11' 8" (3.66m x 3.56m)
- Utility Room: 5' 10" x 8' 0" (1.78m x 2.44m)
- Bathroom
- Basement



FIRST FLOOR FLAT

- Reception Room: 12' 6" x 13' 8" (3.81m x 4.17m)
- Bedroom: 13' 7" x 9' 10" (4.14m x 3.00m)
- Bedroom: 12' 6" x 9' 9" (3.81m x 2.97m)
- Kitchen: 9' 1" x 8' 7" (2.77m x 2.62m)
- Bathroom
- Terrace: 14' 11" x 8' 7" (4.55m x 2.62m)
- External
- Off Street Parking
- Communal Rear Garden



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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.

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		64	76
EU Directive 2002/91/EC			

