



Wellesley Road, ILFORD

£350,000

NO ONWARD CHAIN!! This charming flat in the Commonwealth Estate is now available for sale. The property is in need of modernising, offering a great opportunity for those looking to add their personal touch to a home. Situated near Valentines Park, this flat features one reception room, ideal for relaxing or entertaining guests. The flat comprises two bedrooms, providing space for a small family or for those in need of a guest room or office space. There is also a well-appointed bathroom and a kitchen ready for renovation to suit your tastes. Additional benefits of this property include a rear garden for outdoor enjoyment and convenient access to the Ilford Elizabeth Line links for commuting. The current Lease is 128 Years remaining. We have been advised a NIL service charge and £150 pa Ground Rent, property to be offered with Share of Freehold. Don't miss out on the chance to transform this property into your dream home. Contact us today to arrange a viewing and explore the potential of this flat in a desirable location.

- GROUND FLOOR FLAT
- TWO BEDROOMS
- REAR GARDEN
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via own front door to hallway.

LOUNGE

10' x 14' 6" (3.05m x 4.42m)



KITCHEN

5' 1" x 13' (1.55m x 3.96m)



BEDROOM ONE

10' 11" x 14' 4" (3.33m x 4.37m)



BEDROOM TWO

10' 10" x 13' 3" (3.30m x 4.04m)



BATHROOM/WC



EXTERIOR

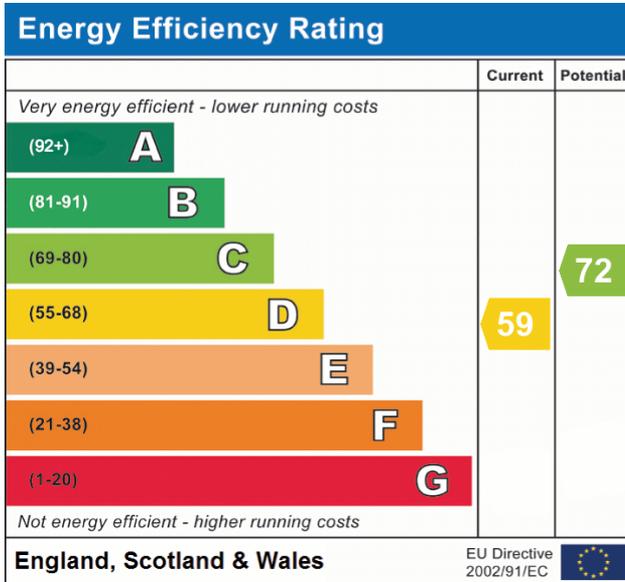
FRONT GARDEN

Providing off street parking for one car.

REAR GARDEN

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.



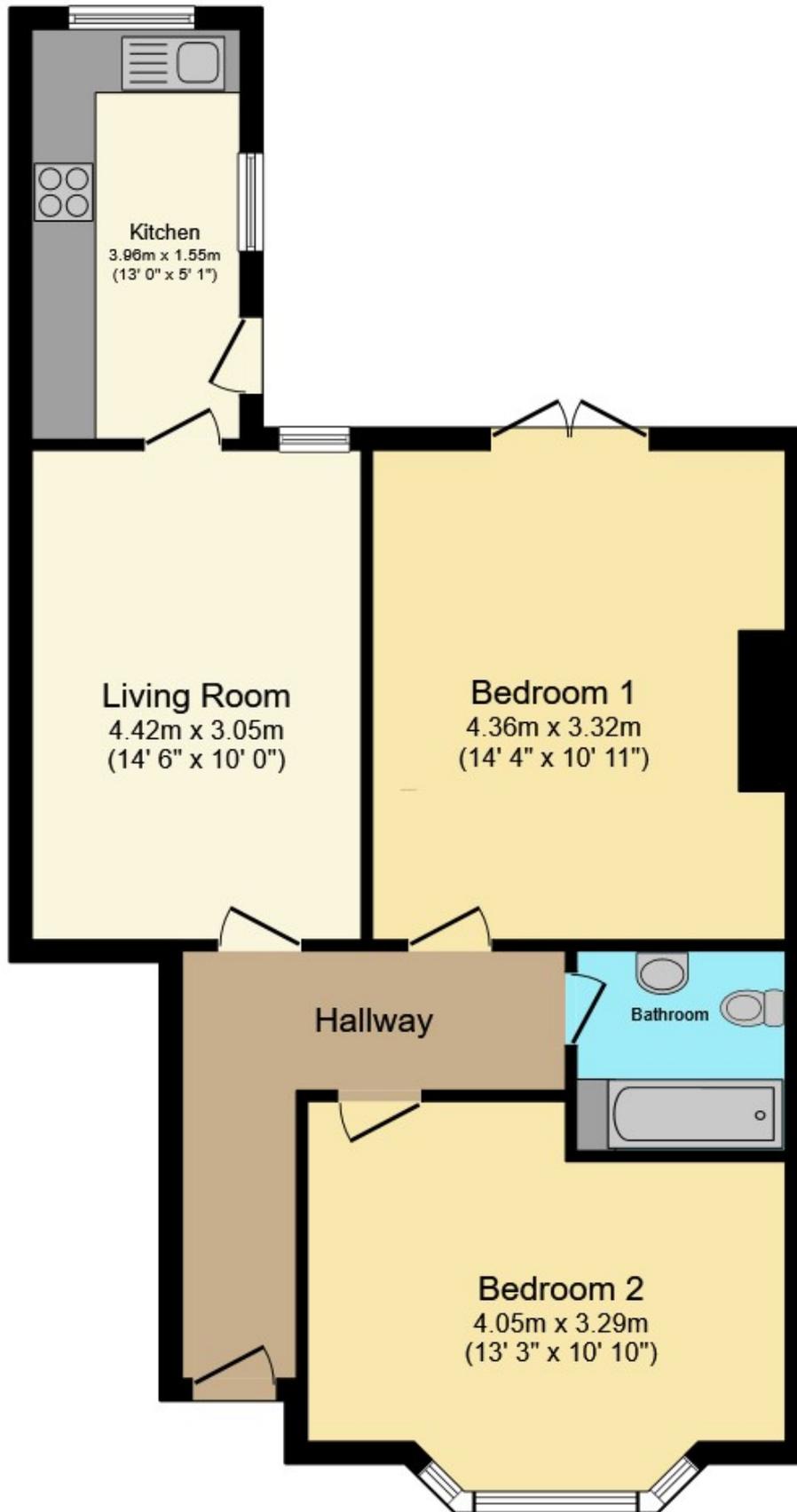
What's Next?

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.

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Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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