



Eastern Avenue, Ilford, IG2 7SE

Offers Over £300,000





Eastern Avenue

Ilford, IG2 7SE

- Two Bedrooms
- Sold With Tenants In Situ
- Guaranteed Rental Income
- Private Rear Garden
- Ground Floor Maisonette
- Current Rental Income of £13,200 pa
- Ideal For Investors
- EPC 70C

*** GUARANTEED RENTAL INCOME ***
*** SOLD WITH TENANTS ***

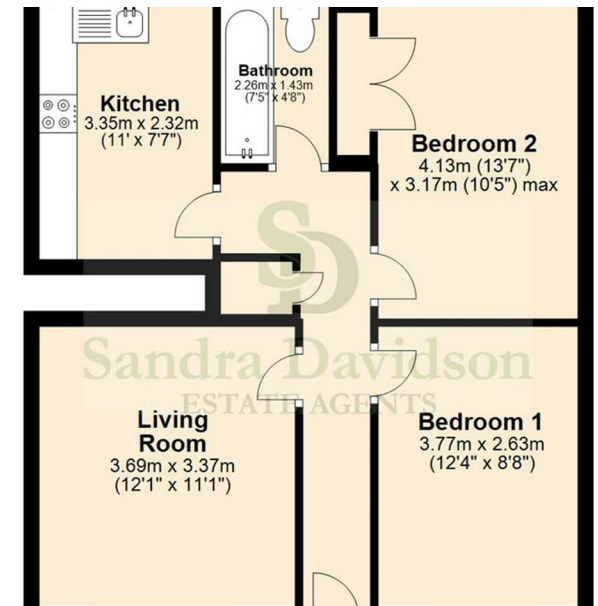
This two-bedroom ground floor maisonette in Newbury Park is an excellent opportunity for cash buyers or buy-to-let investors looking for a property with a reliable tenant already in place. The property boasts a private rear garden, providing a tranquil and secluded space for outdoor relaxation and entertaining.

Inside, the maisonette is well-appointed with a spacious living room, two comfortable bedrooms, fitted kitchen and bathroom. The property is in good condition throughout, making it an ideal investment for those looking to add a turnkey property to their portfolio.

The property's location in Newbury Park is also a major selling point. The area is well-connected, with excellent transport links via the Central Line, connecting residents to the city in a short amount of time. There are also plenty of local amenities nearby, including supermarkets, restaurants, and cafes.

As an added bonus, this property is being sold with tenants in situ on a guaranteed rent scheme, providing a secure and reliable income stream for the next owner. The current landlord achieves an annual rental income of £13,200 through this scheme, making it an attractive option for those looking for a hassle-free investment opportunity.

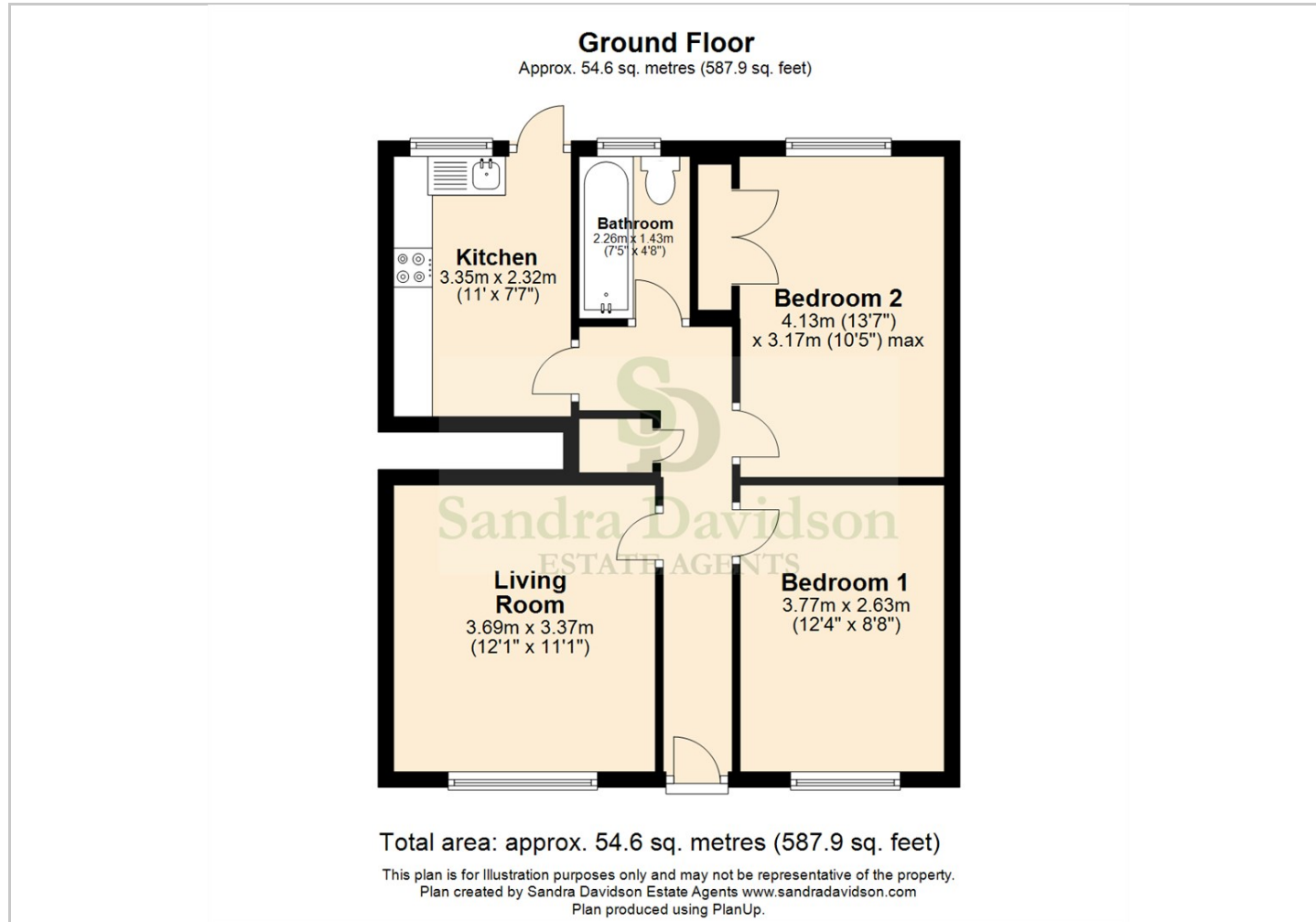
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Entrance	
Living Room	12'1" x 11'1" (3.69m x 3.37m)
Bedroom 1	12'4" x 8'8" (3.77m x 2.63m)
Bedroom 2	13'7" x 10'5" (4.13m x 3.17m)
Kitchen	11'0" x 7'7" (3.35m x 2.32m)
Bathroom	7'5" x 4'8" (2.26m x 1.43m)
Exterior	66'8" (20.34m)
Additional Information	
Agent's Note	

Directions

Floor Plans



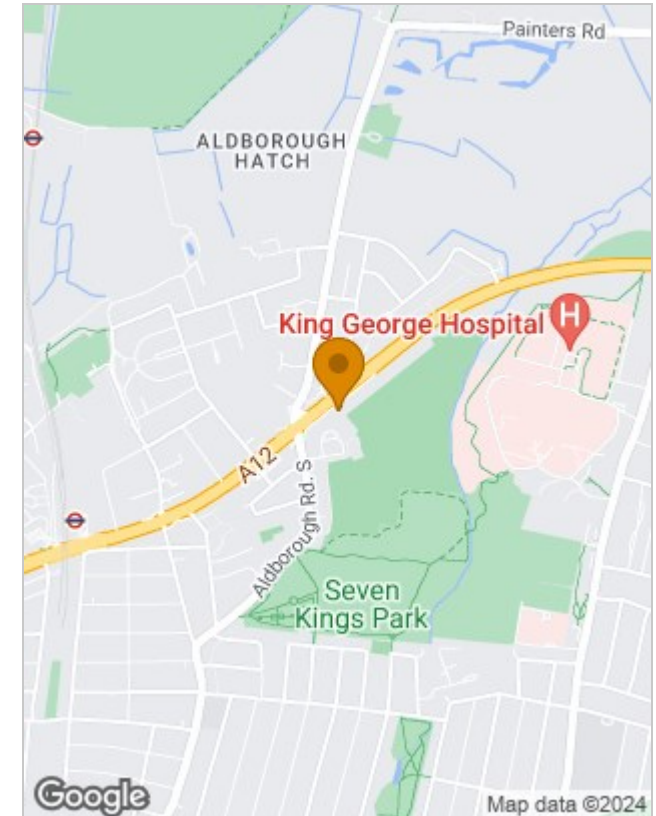
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

