



Belgrave Road, Ilford, IG1 3AP

Asking Price £250,000



Belgrave Road

Ilford, IG1 3AP

Local Authority: Redbridge
Tax Band: B

- EPC Rating: 71C
- One Bedroom
- Long Lease
- CHAIN FREE!
- Ground Floor Garden Flat
- Separate Lounge and Kitchen
- 40' Rear Garden & 1 Parking Space
- Call NOW to VIEW!!

** CHAIN FREE **

Sandra Davidson are pleased to present this one bedroom ground floor flat on a much sought after turning in NORTH ILFORD.

Upon entering the flat via a communal entrance, you are presented with your own hallway. The flat consists of a double bedroom, spacious bathroom and an open plan kitchen/reception/ to the front. Externally there is a circa 40' private garden.

The property is within close proximity to Ilford Elizabeth Line Station as well as local transport links, and offers easy access to the A12 and A406. The property is also within close proximity to Valentines Park as well as local shops and amenities.

There is scope to extend (s.t.p.p) and this in ideal first time purchase or investment.

CALL US NOW to avoid missing out!

Asking Price £250,000



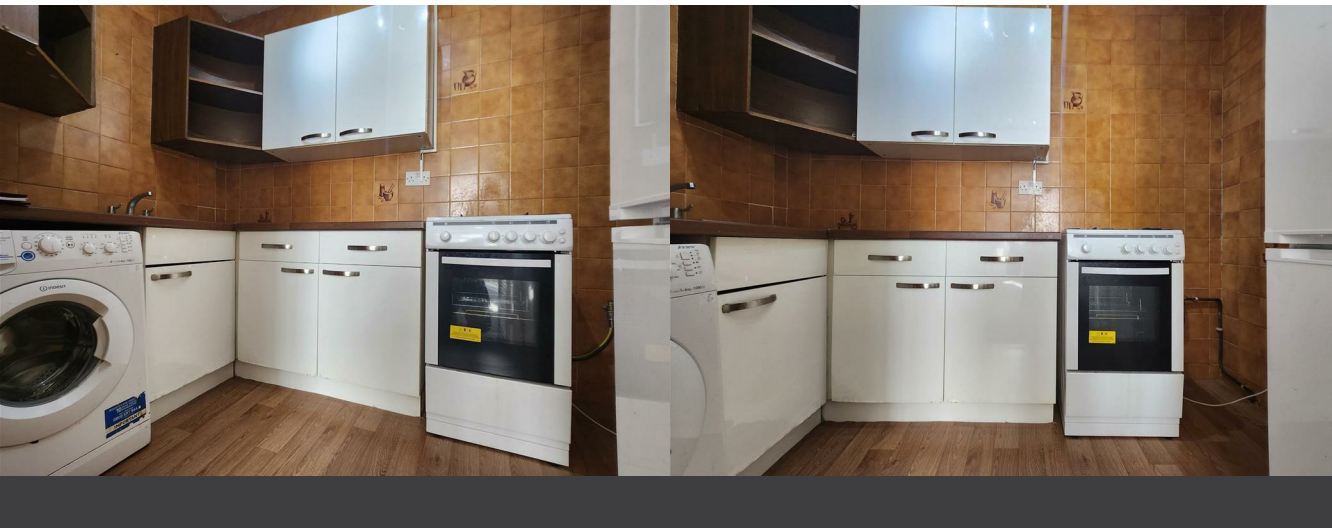
ENTRANCE 11'9" x 2'3" (3.58m x 0.69m)
Via communal front door into entrance, own front door to:

RECEPTION 16'8" x 11'5" (5.07m x 3.48m)
Double glazed bay window to front, fitted carpet, light, radiator, bi-fold doors to:

KITCHEN 5'11" x 8'10" (1.81m x 2.69m)
Fitted wall and base units, work surface with tiled splashback, one bowl sink with drainer, four ring freestanding gas cooker, vinyl flooring, extractor fan, light

BATHROOM
Suite comprising; bathtub, pedestal hand wash basin, low level WC, vinyl flooring, radiator, tiled walls, light

BEDROOM 9'2" x 11'5" (2.80m x 3.48m)
Double glazed front doors to rear into garden, fitted carpet, light, radiator, cupboard housing boiler





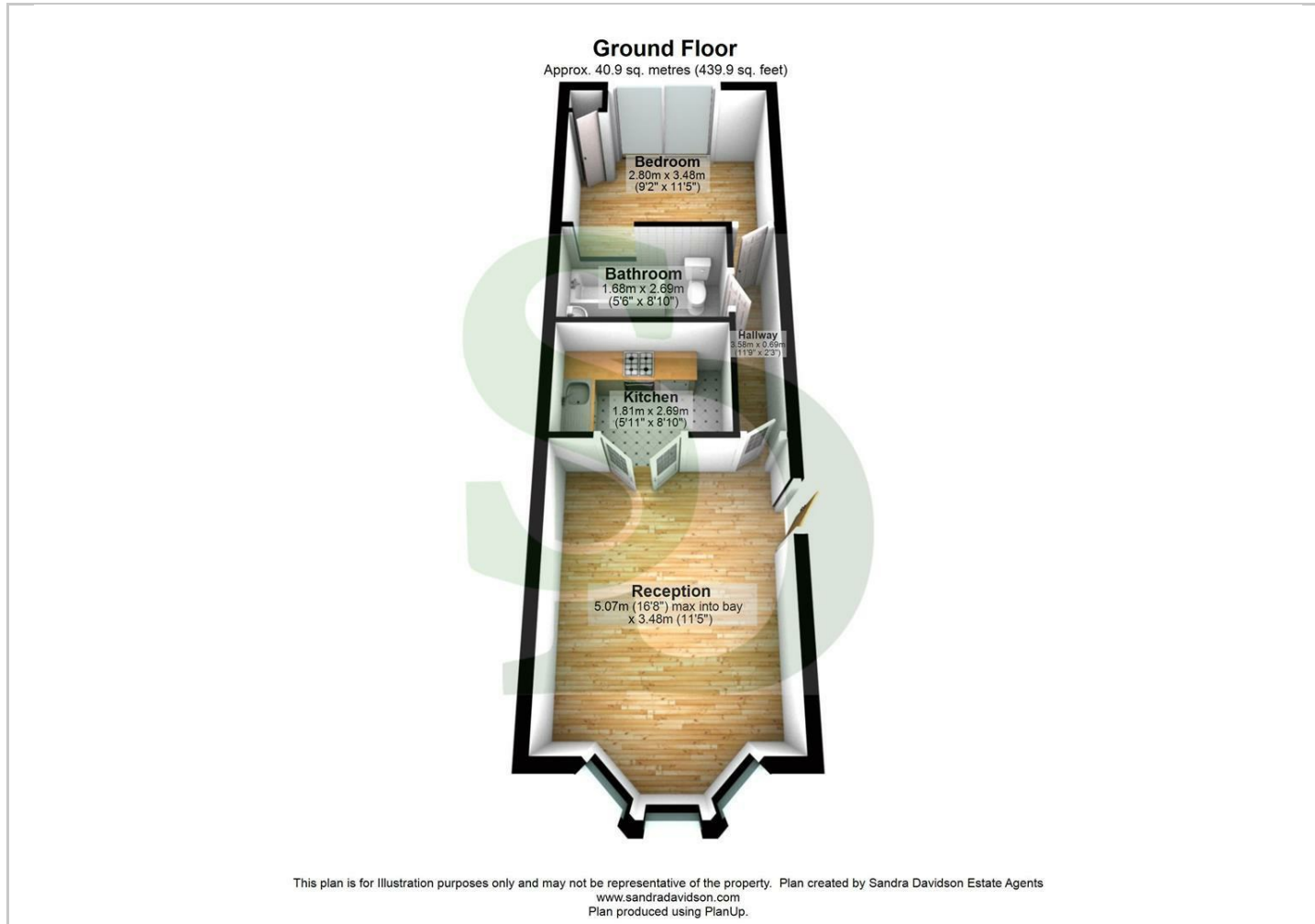
EXTERIOR 39'4" (12m)
The rear garden measures approximately 40'

To the front is one off street parking space on own drive

LEASE
The lease has approx 149 years remaining



Floor Plans



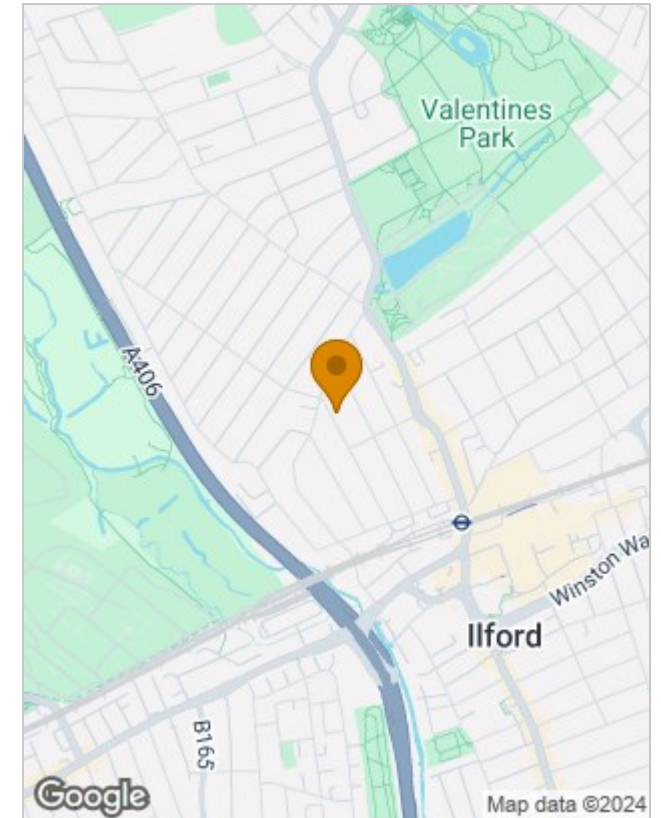
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

