



Royston Gardens, Ilford, IG1 3ST  
Offers In The Region Of £365,000









# Royston Gardens

Ilford, IG1 3ST

Local Authority: Redbridge  
Tax Band: C

- TWO LARGE DOUBLE BEDROOMS
- WANSTEAD PARK AND EPPING FOREST WITHIN WALKING DISTANCE
- GROUND FLOOR FLAT WITH DIRECT ACCESS TO COMMUNAL GARDENS
- 977 YEARS REMAINING ON LEASE
- LARGE RECEPTION WITH POTENTIAL TO TURN INTO 3RD BEDROOM (STPP)
- WALKING DISTANCE TO REDBRIDGE AND WANSTEAD STATIONS (CENTRAL LINE)
- GATED PARKING
- SUITABLE FOR INVESTORS WITH IMMEDIATE RENTAL INCOME

Sandra Davidson are pleased to present this delightful flat ground floor flat in this gated and secure development which offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a spacious living room which has the potential to convert to add a third bedroom.

The bathroom is thoughtfully designed, ensuring both functionality and style. The property also benefits from gated parking for one vehicle, a valuable asset in this bustling area.

Royston Gardens is a lovely neighbourhood, known for its friendly community and accessibility to local amenities. Residents can enjoy nearby parks, shops, and excellent transport links, making it easy to explore the wider region. Wanstead Park and Epping forest are within short walking distance.

This flat presents a wonderful opportunity for those looking to settle in a vibrant part of Ilford, combining modern living with the charm of a well-established area. Don't miss the chance to make this lovely flat your new home.

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**ENTRANCE HALL** 23'5" x 3'1" (7.14m x 0.93m)  
Wooden flooring, painted walls, light fitting, radiator, storage closet, and doors leading to kitchen, living room, bathroom and two bedrooms.

**LIVING ROOM** 20'1" x 11'7" (6.13m x 3.53m)  
Wooden flooring, painted walls, light fittings, radiator, double-glazed sliding door leading to communal garden, and double-glazed window.

**KITCHEN** 11'11" x 8'5" (3.62m x 2.56m)  
Tiled floor, part-tiled/part-painted walls, spot-lighting, double-glazed windows and fully-fitted kitchen with gas hob, built-in oven/grill, space for washing machine, space for free-standing fridge/freezer.

**BEDROOM 1** 10'0" x 11'11" (3.07m x 3.64m)  
Carpeted, painted walls, light fitting, radiator and double-glazed window.







**BATHROOM** 9'1" x 7'3" (2.78m x 2.23m)  
Tiled flooring, fully-tiled walls, light fitting, towel heater, double-glazed window, bathtub with shower attachment, low-level W.C. and hand-wash basin.

**BEDROOM 2** 11'5" x 11'8" (3.47m x 3.56m)  
Carpeted, painted walls, light fitting, radiator and double-glazed window.

**LEASEHOLD INFORMATION & DISCLAIMER**  
977 years remaining on the lease, with £50 Ground Rent and circa £2000pa Service Charge. Sandra Davidson has not tested any services or appliances in the property.







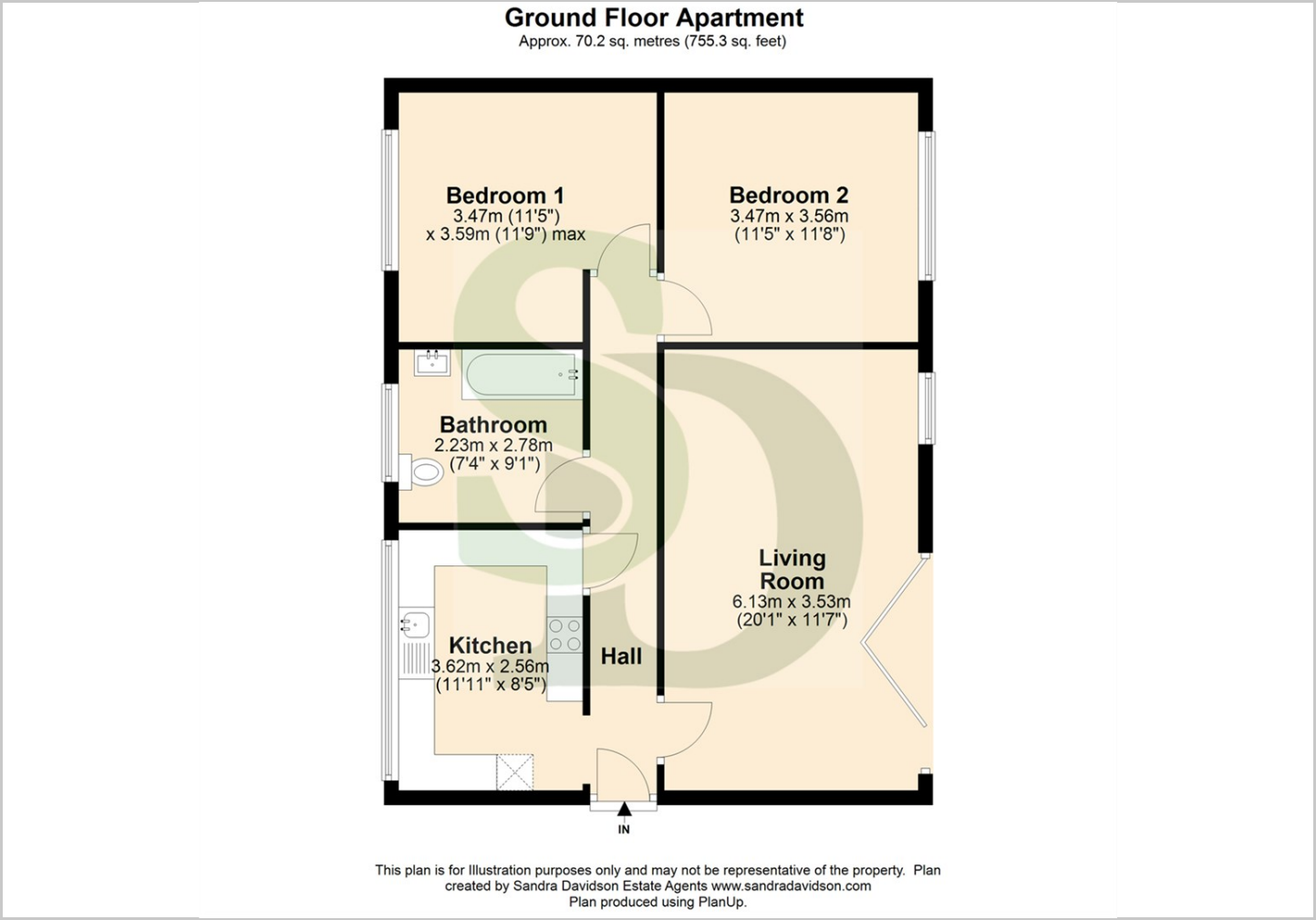




RODING LODGE



Floor Plans

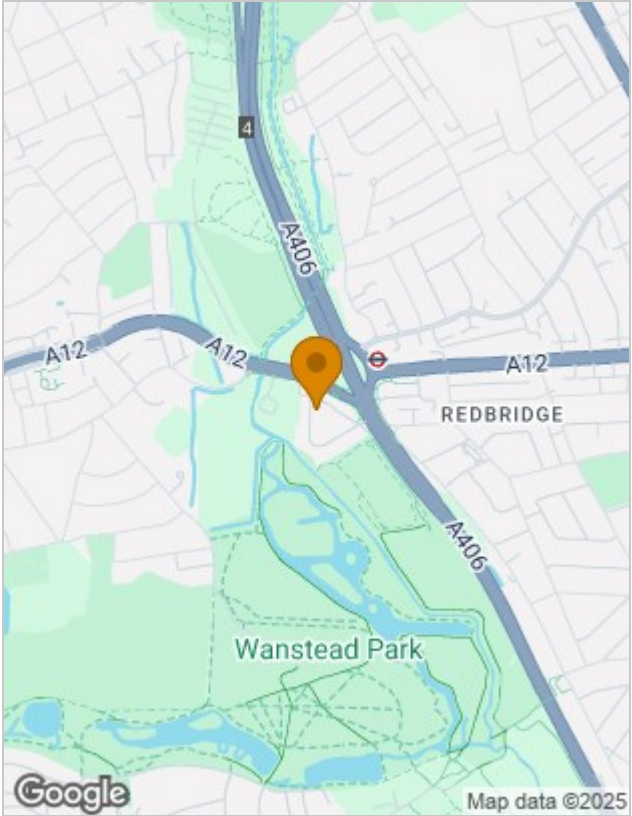


Viewing

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.

Location Map



Energy Performance Graph

