



Colenso Road, Ilford, IG2 7AH

£525,000







# Colenso Road

Ilford, IG2 7AH

- EPC - D
- FIRST FLOOR TWO BEDROOM FLAT
- LARGE GARDEN
- POTENTIAL TO MAKE THE FIRST FLOOR INTO A THREE BED FLAT STPP
- GREAT LOCATION
- GROUND FLOOR ONE BEDROOM FLAT
- OFF STREET PARKING
- POTENTIAL TO MAKE THE GROUND FLOOR INTO A TWO BED FLAT STPP
- POTENTIAL TO MAKE A REAR AND LOFT EXTENTION
- BOTH FLATS HAVE 78 YEARS LEASE - PROPERTIES BEING SOLD WITH FREEHOLD.

Nestled on the charming Colenso Road in Ilford, this versatile property presents an excellent opportunity for both investors and families alike. Currently configured as two separate flats, this three-bedroom house has been thoughtfully converted into a one-bedroom ground floor flat and a two-bedroom flat on the first floor.

The ground floor flat offers a comfortable living space, ideal for a single occupant or a couple, while the first-floor flat boasts ample room for a small family or those seeking additional space. This dual configuration allows for a variety of living arrangements, whether you wish to maintain the current setup for rental income or revert the property back to a spacious family home.

The location is particularly appealing, with convenient access to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience. The potential to transform this property back into a single residence adds to its allure, providing flexibility to suit your lifestyle needs.

In summary, this property on Colenso Road is a unique offering that combines the benefits of dual living with the potential for future development. Whether you are looking to invest or seeking a new family home, this house presents a promising opportunity in a desirable area.



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## GROUND FLOOR FLAT

### ENTRANCE

### RECEPTION ROOM

14'10" into bay x 14'2" (4.53m into bay x 4.32m)

### KITCHEN

8'7" x 8'7" (2.63m x 2.63m)

### BEDROOM

12'0" x 11'3" (3.67m x 3.43m)

### GROUND FLOOR SHOWER ROOM

5'9" max x 8'7" max (1.76m max x 2.62m max)

## FIRST FLOOR FLAT

### ENTRANCE

### RECEPTION ROOM

14'10" into bay x 11'1" (4.53m into bay x 3.38m)

### KITCHEN

8'7" x 6'4" (2.63m x 1.95)

BEDROOM ONE 12'0" x 10'6" max (3.68m x 3.21m max)





BEDROOM TWO 8'8" x 8'0" (2.66m x 2.44m)  
FIRST FLOOR BATHROOM 5'6" x 5'3" (1.69m x 1.61m)  
EXTERIOR  
AGENTS NOTE

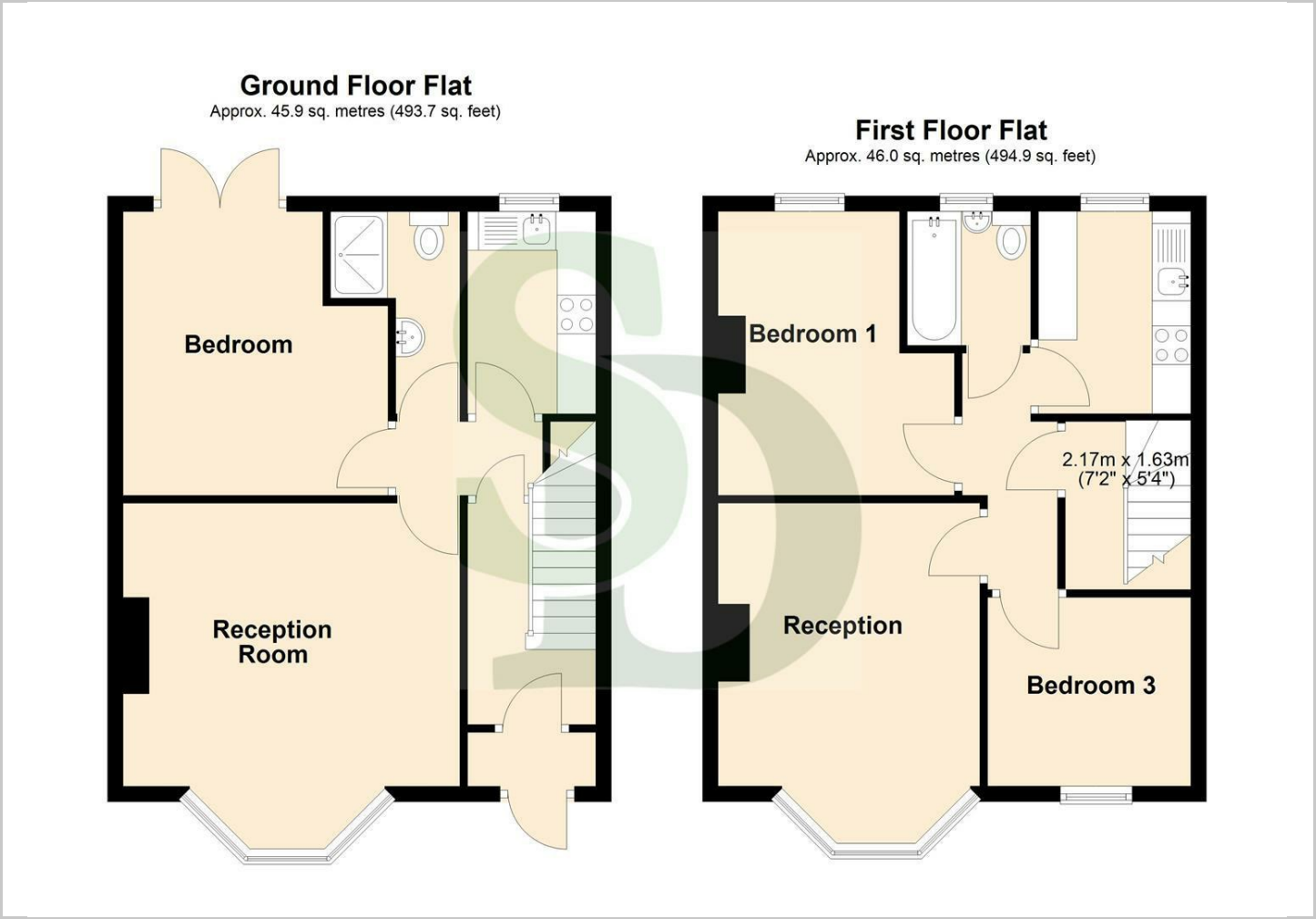
Directions







Floor Plans

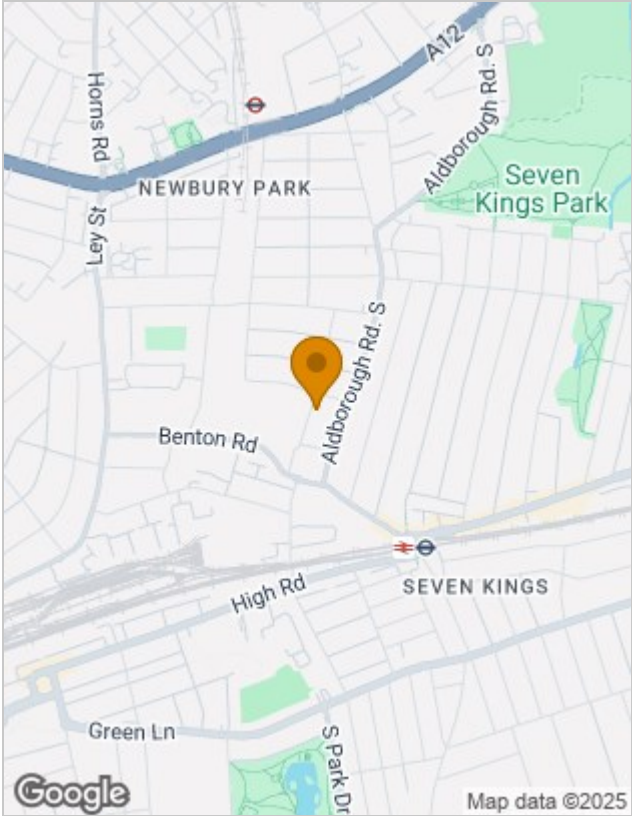


Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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

