



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	



## 1 Sunnymede Drive, Ilford, IG6 1JU

£600,000

- Investment opportunity
- 2 garages to the free
- No chain
- Eye catching property
- Large garden
- Development opportunity subject to planning
- Great location
- Corner plot



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 1/10/2024

# 1 Sunnymede Drive, Ilford IG6 1JU

INVESTMENT OPPORTUNITY !!!! CASH BUYERS ONLY. A rare chance to purchase a property which has huge potential. Currently the property is split into 2 flats and sold chain free.

Located in a prime residential road is this attractive family house which has been converted into two flats. Both the first floor and ground floor are in good condition and are ready to move in. There are a number of options the property can offer. The property can be split to two separate titles to carry on using as flats. The property can also be converted back into one unit as a beautiful family house is a popular road.

The property has a good size garden and the added benefits of 2 garages to the rear which offers huge development opportunity subject to the correct planning approval.

The vendors are looking for a quick sale and cash buyers.

FREEHOLD  
Council Tax - B  
EPC - C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Council Tax Band: B



william rose

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