

FOR SALE - VACANT 2 BEDROOM FLAT WITH PARKING
FLAT 5, HARRISON HOUSE, 211 WESTWOOD ROAD, ILFORD, IG3 8SE
627 SQ.FT (58.25 M²)



Key Features

- Vacant possession
- Allocated parking
- 2 x balconies
- uPVC double glazing
- Ideal investment

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria

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Location

Located in a set back position accessed off the corner of Westwood Road and Percy Road. A variety of shops and amenities can be found close by along High Road (A118) and in the centres of Goodmayes and Seven kings. Recreational amenities of Westwood Recreation Ground, Seven Kings Park and Goodmayes Hospital Sports ground are all easily accessible.

Accommodation

A two bedroom first floor flat in clean decorative order, forming part of a purpose built detached block of 7 flats. The flat benefits from off road parking in the communal car park, two balconies and double glazing throughout. It is arranged as one double bedroom with en-suite, one single bedroom, open plan kitchen/living area and bathroom. Approximate area is as follows in accordance with the International Property Measurement Standards for residential property (IPMS 3B):

Total	627 sq.ft (58.25 m ²)
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Lease Terms

Unexpired lease term of circa 123 years. A ground rent of £500 p.a is payable until 2070 and thereafter rising to £600 p.a for the remainder of the term.

Price

Offers are invited in the region of £260,000.00 subject to contract for the long leasehold interest with the benefit of vacant possession.

Rates

Council Tax Band	C
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VAT

VAT is not applicable in respect of this transaction.

Service Charge

Approximately £898 p.a.

Energy Performance Asset Rating

D	76	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal fees.