

# FOR SALE - RECENTLY REFURBISHED 2 BEDROOM FLAT INVESTMENT

FLAT 7, HARRISON HOUSE, 211 WESTWOOD ROAD, ILFORD, IG3 8SE  
627 SQ.FT ( 58.25 M<sup>2</sup> )



## Key Features

- Investment Opportunity
- 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

Two bedroom second floor flat forming part of a purpose built detached block of 7 flats. The flat benefits from off road parking, two balconies and double glazing throughout. 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 IPMS 3B:

Total	627 sq.ft ( 58.25 m <sup>2</sup> )
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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. The property is subject to a lease agreement at a rental of £2,000.00 Per Calendar Month for 1 year from June 2024

## Price

Offers are invited in the region of £230,000.00 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.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.