

FOR SALE - INCOME PRODUCING 2 BEDROOM FIRST FLOOR FLAT

6B CONNAUGHT MEWS, ILFORD, IG1 1RN
537 SQ.FT (49.89 M²)



Key Features

- uPVC double glazing
- Hardwood flooring

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria.

Contact:

Priya Parmar
pparmar@cliffords-estates.co.uk

Rajiv Kataria
Rajiv@cliffords-estates.co.uk



306 Green Lane
Ilford, Essex
IG1 1LQ

Tel: 020 8599 9911
Email: info@cliffords-estates.co.uk



Location

The property is located off Connaught Road, which connects Green Lane (A1083) to High Road (A118). Ilford Station which is subject to the new Crossrail scheme is located approximately a mile to the West of the demise.

Accommodation

Comprising 2 x single bedrooms, separate kitchen, living room and bathroom. Approximate area is as follows in accordance with IPMS 3b for residential property:

Total	537 sq.ft (49.89 m ²)
-------	------------------------------------

Lease Terms

Long leasehold interest of 115 years. There is an absent landlord who has for many years not demanded service charge or ground rent.

The property is also subject to a lease agreement under which the Tenant remits to the Landlord a monthly rental of £1,000.00 PCM. The agreement is dated 2018 and expired in 2020. The rent has always been paid in full and on time.

Price

Offers are sought in the region of £210,000.00 subject to contract for the long leasehold interest with the benefit of the current tenancies in place.

Rates

Council Tax Banding	B
---------------------	---

VAT

VAT is not applicable in respect of this transaction.

Service Charge

An estate charge may be applicable in respect of this transaction. Further details are available on request.

Energy Performance Asset Rating

B	◀ 40	This is how energy efficient this building is
---	------	---

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.