



All enquiries Ref: Callum Glenn



- Leasehold ground floor flat
- Full vacant possession

**Location:**

The property is situated on Connaught Road between its junctions with Stanley Road and Green Lane (A1083). Public transport links include Seven Kings Main Line Rail Station and Ilford Main Line Rail Station together with a network of local bus services. The property is well situated for a network of road links including the North Circular Road (A406) to the west together with the A13 to the south and the A12 to the north. An extensive range of shops, bars and restaurants can be found locally within Ilford with further amenities being found in the Westfield Shopping Centre in Stratford to the west. Recreational pursuits include South Park to the south and the Queen Elizabeth Olympic Park and Village and London Aquatic Centre to the west.

**Accommodation:**

Two bedrooms, reception room/kitchen, bathroom, WC

**EPC Rating:** E

**Council Tax Band:** B

**Lease:**

The property is held on a lease for a term of 125 years from the 25th November 2007 at a ground rent of £125 per annum

**To view:**

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

