



24 Seymour Gardens, Ilford, IG1 3LN

TERRACED RESIDENTIAL CONVERSION EQUIPPED FOR DENTISTRY

Summary

Tenure	For Sale
Available Size	1,781 sq ft / 165.46 sq m
Price	£750,000.00
Service Charge	Upon Enquiry
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Excellent condition
- Rear garden and patio
- £795,000
- 18 minute tube to London Liverpool Street
- Paved driveway
- On road parking
- Former cosmetic and dentistry clinic
- 1,718sqft

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DESCRIPTION

24 Seymour Gardens is a 1,718sqft former residential property converted to a cosmetic surgery and dental practice in situ. The property is comprised of two storeys consisting of three ground floor rooms fitted as dental suites along with a kitchen and disabled toilet. The first floor forms of 4 rooms of which two are office suites, one is a waiting room and a further kitchen and toilet.

Externally the property is built of pebble dash cladded brick construction surmounted by a pitch-tiled roof, sitting upon early 19th century oak trusses. The property also benefits from a basement and a large loft for storage purposes. To the rear of the property is a garden and patio

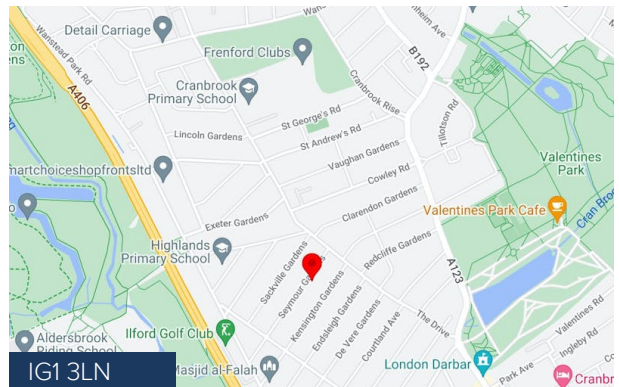
LOCATION

24 Seymour Gardens is situated in Ilford, East London, on the north side of the primarily residential street just a quarter of a mile north of Ilford Town Centre. Located 550 yards south of the A123 which provides direct access to both the M11 and the A12 Eastern Avenue. Ilford Mainline station with links to Liverpool Street in 18 minutes is within a half mile radius. 30 minute bus ride to Oxford Circus.

TENURE

The property is to be marketed to the freehold open market for the sum of £795,000

The property currently has Class D1 use.



Viewing & Further Information

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