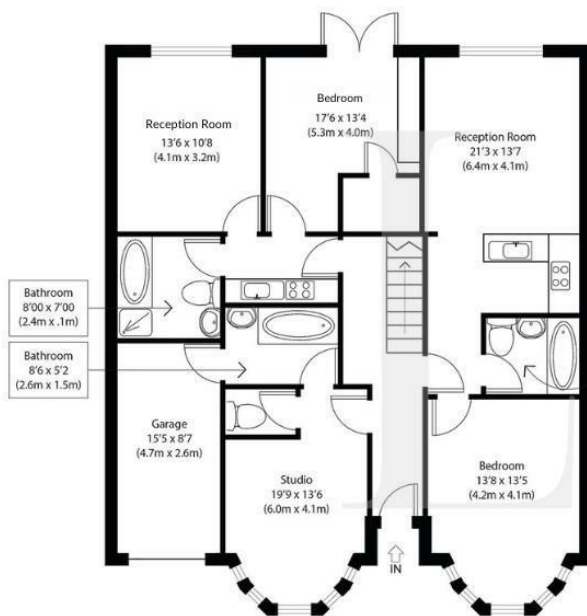




Westrow Gardens, Ilford

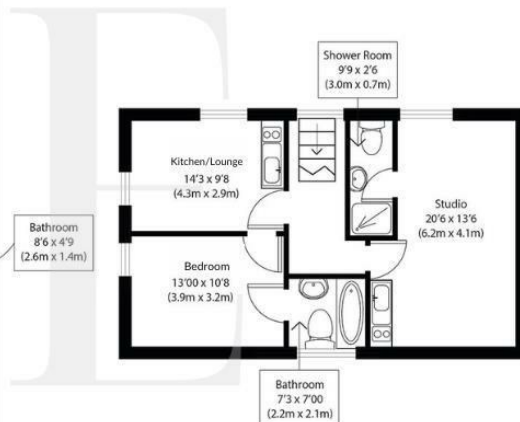
Offers in excess of £800,000



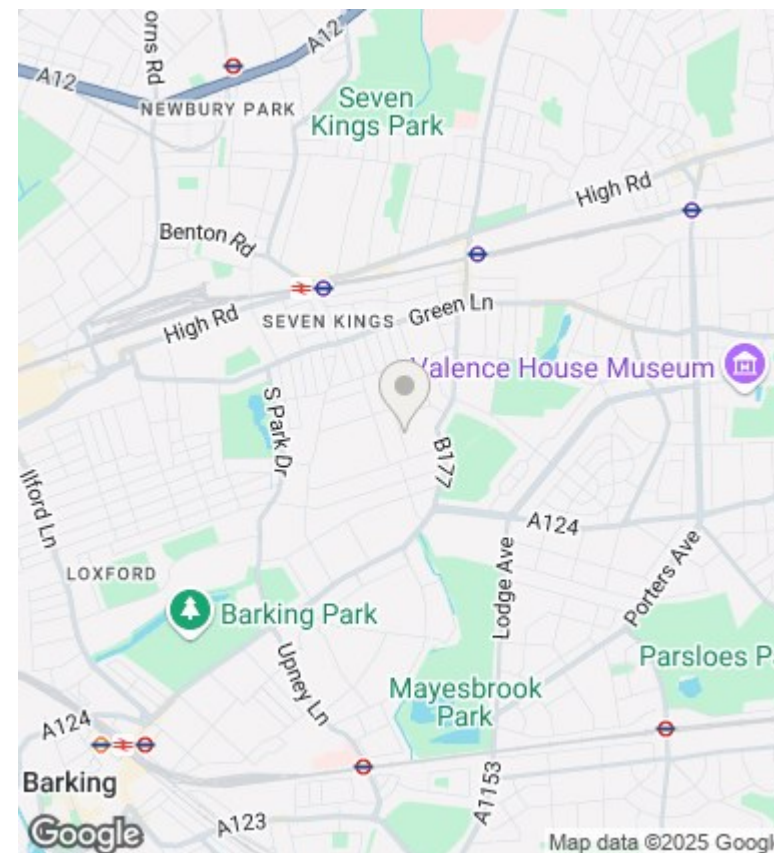
Ground Floor

Approximate Gross Internal Area
2020 sq ft (188 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosaingroup.co.uk



First Floor



Summary

Lilyana Estates are proud to present this charming property on Westrow Garden, Ilford. The double-fronted bungalow built in 1920 offers a unique opportunity for both investors and families alike.

For the savvy investor, this bungalow is currently configured into five self-contained units, generating a substantial yearly income of approximately £60,000. With parking for 4 vehicles and an attached garage, the practicalities are well taken care of. There is also ample scope for rental uplift and further development, subject to planning permission, ensuring a promising return on investment.

Conveniently located near Goodmayes Station, commuting is a breeze for residents. Whether you are looking to expand your property portfolio or create a beautiful family home, this versatile property offers endless possibilities.

Viewings

Viewings by arrangement only.
Call 02035 381156 to make an appointment.

Council Tax Band
F

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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