

## The Drive Ilford, IG1 3HX

**\*SHARE OF FREEHOLD 989 YEAR LEASE\*** Guide Price: £300k - £325k Edward Chase is delighted to present to the sales market this amazing 2-bedroom duplex flat for sale in the heart of Ilford. This property is sold with an additional share of freehold title and an extremely long lease. The property is in great condition throughout and would be an ideal choice for an investor or growing family in search of size, location and convenience. This property has several key features such as:

- 1x bay on driveway
- Ground floor & second floor duplex
- Newly fitted kitchen with ample storage
- Open plan ground floor kitchen/reception
- Double glazed windows throughout
- Two spacious bedrooms
- First floor tiled bathroom
- Gas central heating combination boiler
- Superb location a short walk to Ilford Station (Elizabeth Line)
- Multiple schooling options & local amenities

**Tenure:** This property is sold as leasehold property including the share of freehold sale.

- Share Of Freehold Investment - Over 989 Year Lease Remaining
- Duplex Flat Located In Ilford Over 2 Floors
- Spacious Bedrooms On First Floor
- Property Comes With A Driveway Space For Parking Convenience
- Superb Investment Opportunity Yielding £1750-£1800 Per Month Rent
- Excellent Condition Throughout Including Newly Fitted Kitchen & Bathroom
- EPC Rating D, Council Tax Band C, London Borough Of Redbridge

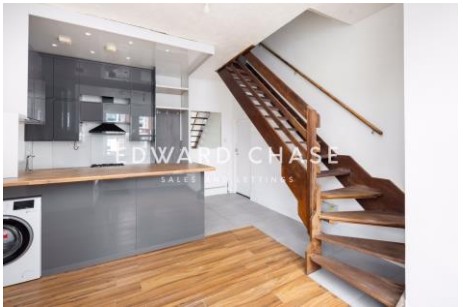
**Guide Price £300,000**

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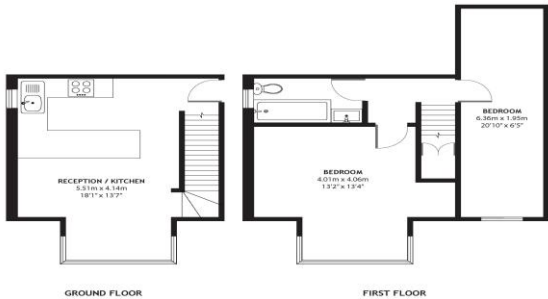
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Annual contribution required towards building insurance premium approx. £500 per annum Estimated monthly rental: £1750 per month Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. **DISCLAIMER** Edward Chase estate agents is the seller's agent



**THE DRIVE IG1**  
Approximate Gross Internal Area  
53.80 m<sup>2</sup> / 579.09 sq<sup>ft</sup>



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.