

PAYNE & Co

Ranelagh Gardens, Ilford

Guide Price £700,000 – £750,000.

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Guide Price £700,000 - £750,000. Payne & Co are delighted to present this rare freehold investment opportunity, ideally located just off The Drive and Cranbrook Road. Currently arranged as two self-contained flats—with a one-bedroom ground floor unit and a two-bedroom first floor flat—this versatile property benefits from off-street parking, a communal garden, basement storage, vacant possession, and no onward chain. Conveniently situated near Ilford's Elizabeth Line, schools, and the picturesque Valentines Park, it appeals to both investors and owner-occupiers, with potential to reinstate as a single-family home and scope to extend subject to planning permission (STPP), offering significant flexibility and long-term value.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Two Self Contained Flats
- Freehold Investment Opportunity
- One Bedroom Ground Floor Flat
- Two Bedroom First Floor Flat
- Potential to Reinstate back to Single Dwelling (STPP)
- Potential to Extend (STPP)
- First Floor Roof Terrace
- Off Street Parking
- Communal Rear Garden



GROUND FLOOR FLAT

Reception

16' 11" x 12' 5" (5.16m x 3.78m)

Bedroom

13' 7" x 11' 7" (4.14m x 3.53m)

Kitchen Diner

12' 0" x 11' 8" (3.66m x 3.56m)

Utility Room

8' 0" x 5' 10" (2.44m x 1.78m)

Bathroom/WC

Basement

FIRST FLOOR FLAT

Reception

13' 8" x 12' 6" (4.17m x 3.81m)

Bedroom One

13' 7" x 9' 10" (4.14m x 3.00m)

Bedroom Two

12' 6" x 9' 9" (3.81m x 2.97m)

Kitchen

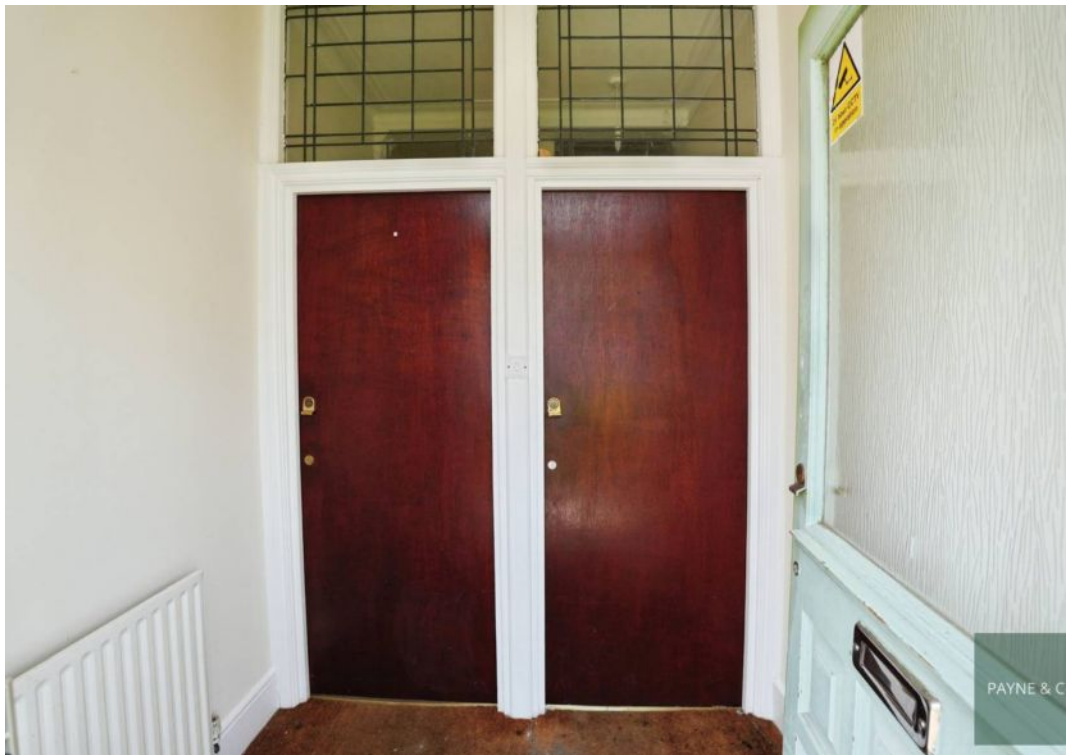
9' 1" x 8' 7" (2.77m x 2.62m)

Bathroom/WC

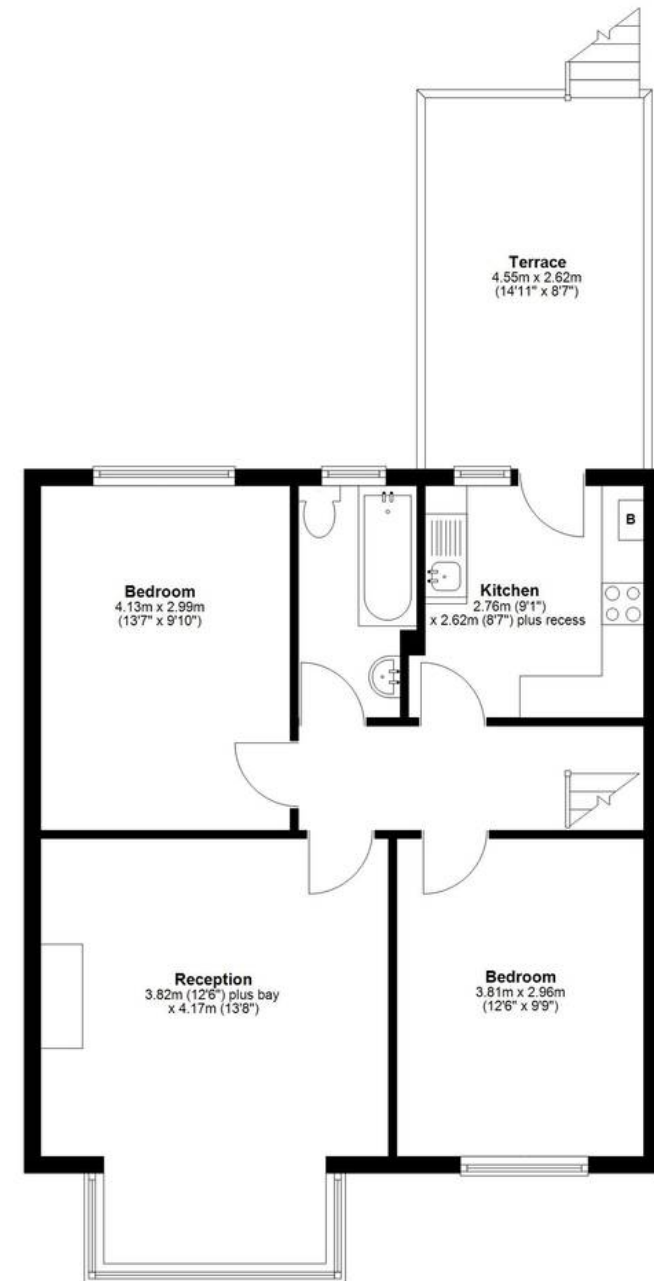
Roof Terrace

14' 11" x 8' 7" (4.55m x 2.62m)

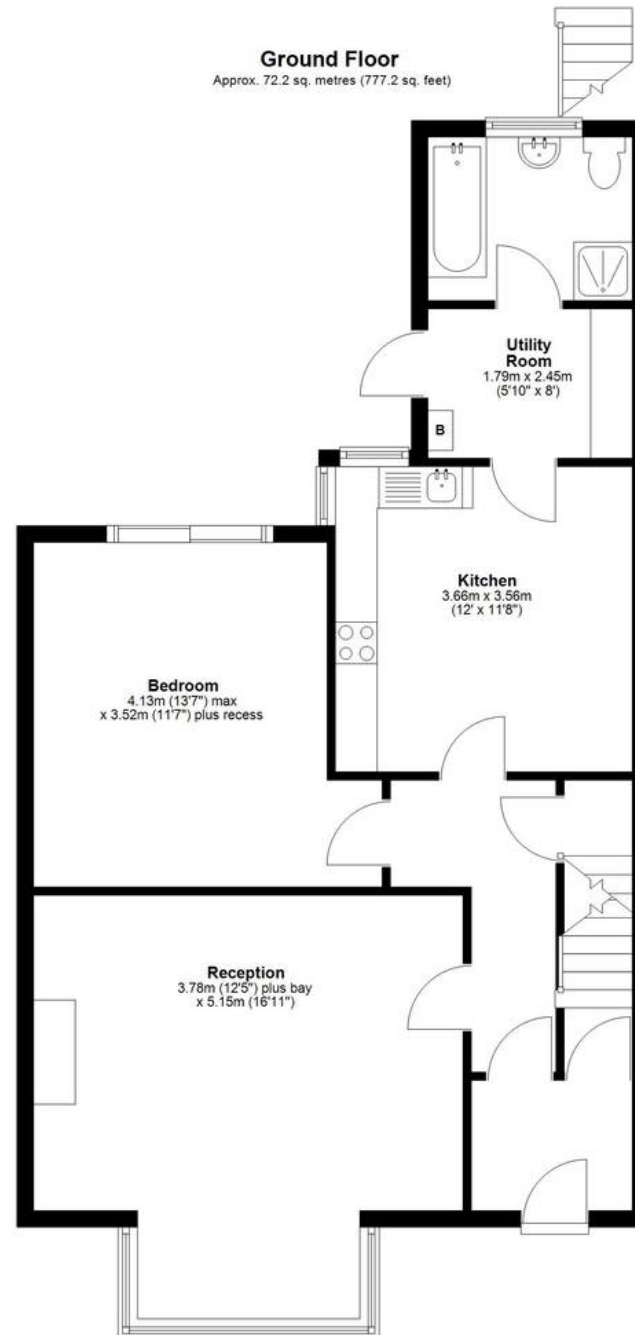




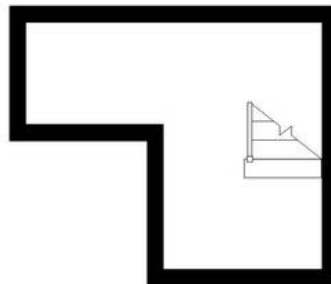
First Floor
Approx. 59.9 sq. metres (644.3 sq. feet)



Ground Floor
Approx. 72.2 sq. metres (777.2 sq. feet)



Basement
Approx. 7.6 sq. metres (81.9 sq. feet)

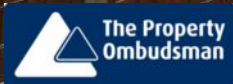


Total area: approx. 139.7 sq. metres (1503.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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