



PAYNE & Co

Belmont Road, Ilford

Guide Price £250,000 – £275,000

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Belmont Road

Ilford,

This charming, one bedroom house is now available for sale. Positioned in a popular location, the property is conveniently situated near schools and parks, perfect for those who appreciate the outdoors and the convenience of nearby educational facilities. The house is in good condition, ready for a new owner to make it their own. It features a cosy reception room that provides ample space for relaxation and entertaining. Alongside this, there is one kitchen that is well-sized and functional, ready for the next culinary adventure. The property one large bedroom and a well-maintained bathroom, providing an ideal living space for a single occupant or a couple. Additional benefits include communal gardens where you can enjoy some tranquillity and soak up the sun, and gated parking, adding an extra layer of security for your vehicle. The current lease is 125 years from 1st January 1983 (83 Years Approx), service charge is £2,065.53 pa and Ground rent £50 pa. The property would make an excellent purchase for first-time buyers looking to step onto the property ladder, or investors seeking a solid addition to their portfolio.

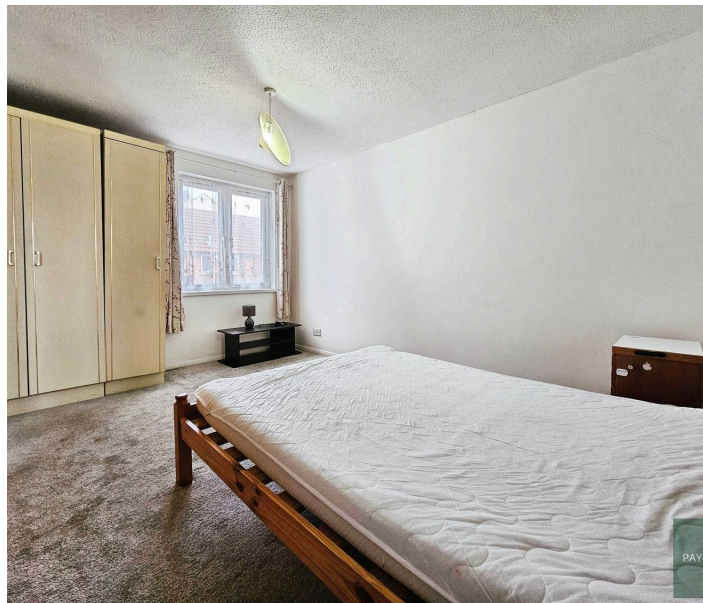
Council Tax band: B

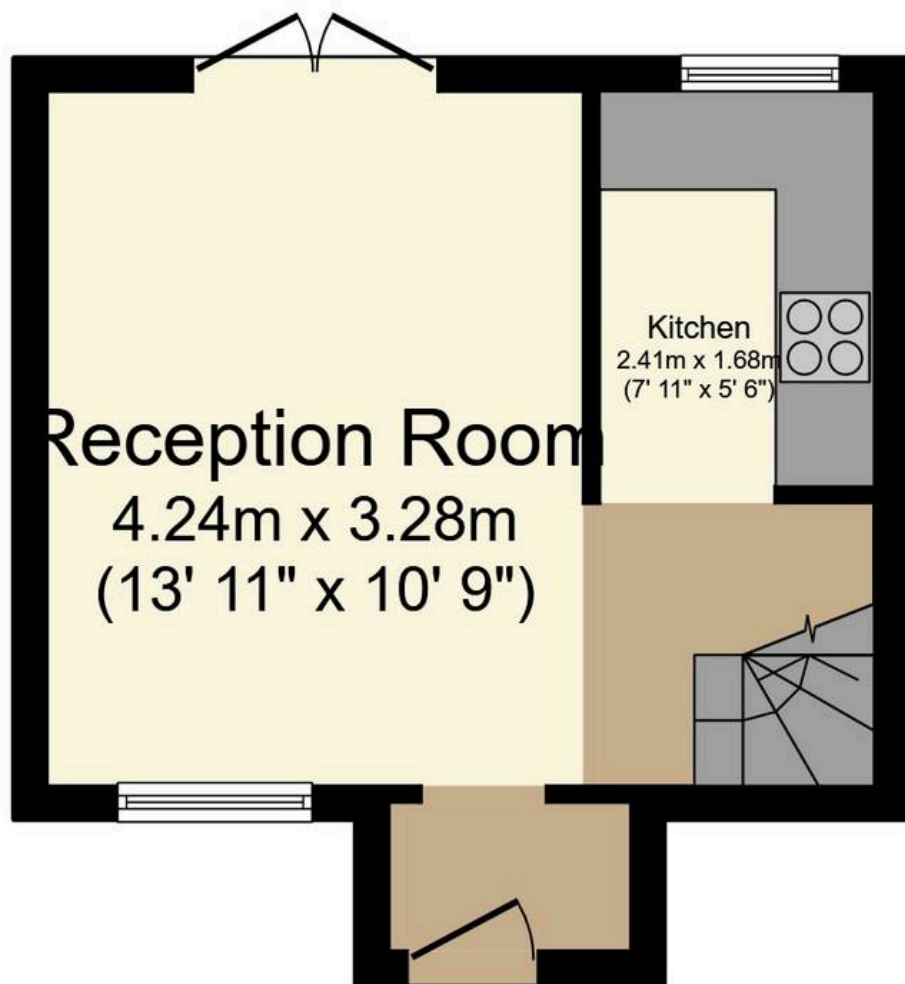
Tenure: Leasehold

EPC Energy Efficiency Rating: E

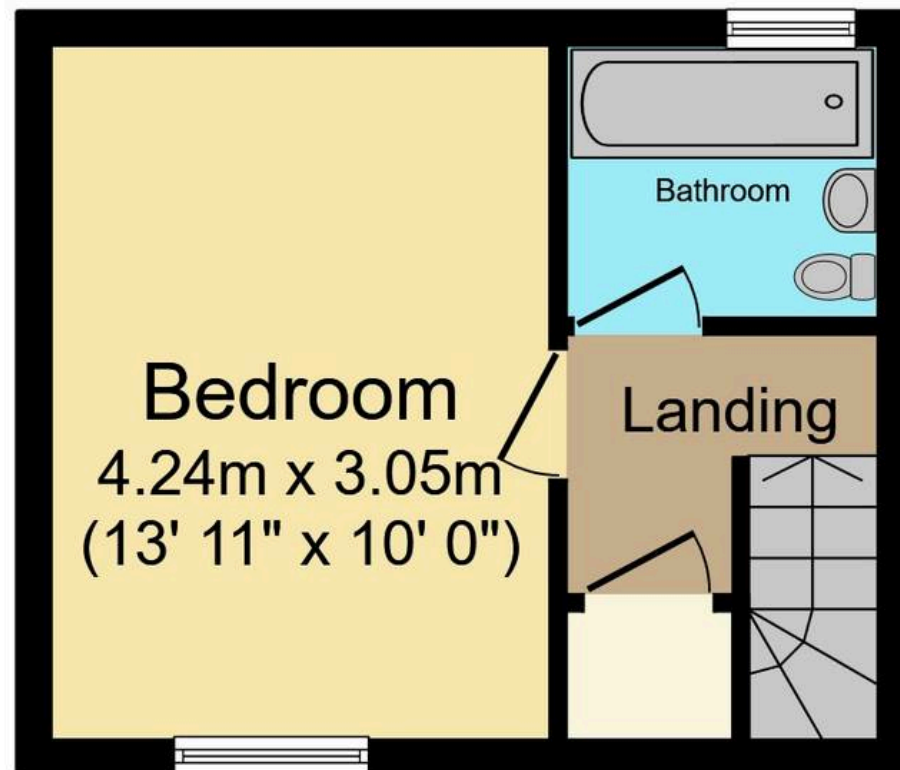
EPC Environmental Impact Rating: E

- No Onward Chain
- Terraced House
- One Bedroom
- Leasehold
- Gated Parking
- Communal Garden





Ground Floor
Floor area 22.9 sq.m. (247 sq.ft.)



First Floor
Floor area 21.4 sq.m. (231 sq.ft.)

Total floor area: 44.4 sq.m. (477 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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