

PAYNE & Co

40c York Road, Ilford

Ilford

Guide Price £425,000 – £450,000

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Guide Price: £425,000 – £450,000. Located just a short stroll from Ilford Station, this spacious two-bedroom flat offers fantastic value and convenience for commuters and first-time buyers alike. Inside, you'll find two generous double bedrooms, perfect for sharers or a growing family, along with two modern bathrooms for added comfort. The bright reception room features large windows that let in plenty of natural light, creating a welcoming space to relax or entertain friends. The flat is presented in lovely condition throughout, so you can move straight in with no work required. There are also two versatile loft rooms, ideal for a home office, hobby space or extra storage – giving you flexibility as your needs change. Off-street parking is another great bonus, making day-to-day life that bit easier. With a long lease of approximately 140 years and no onward chain, this property is a smart, hassle-free choice. The location puts you within easy reach of local shops, cafes and schools, making it a great fit for busy professionals or young families. Don't miss the chance to secure this well-appointed flat in a sought-after area – viewings are highly recommended.

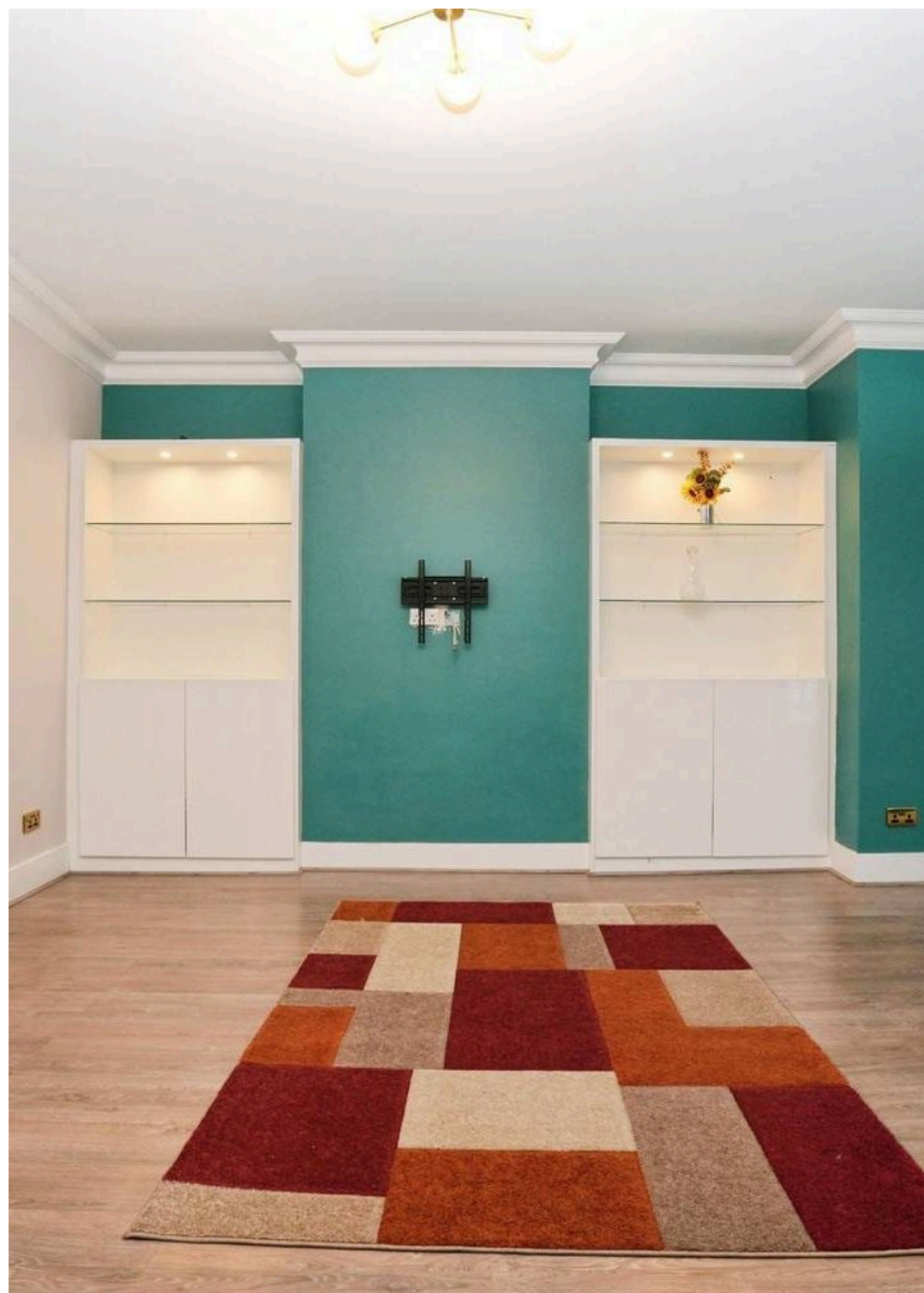
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Onwards Chain
- Walking Distance to Ilford Station
- Long Lease (140 Years Approx.)
- Two Spacious Double Bedrooms
- Underfloor Heating in Kitchen & Bathroom
- Two Loft Rooms
- Off-Street Parking
- Renovated Basement



Basement

23' 10" x 4' 11" (7.26m x 1.50m)

Entrance Hallway

First Floor

Hallway

Reception

18' 5" x 16' 11" (5.61m x 5.16m)

Bedroom One

12' 11" x 12' 9" (3.94m x 3.89m)

Bedroom Two

12' 1" x 10' 2" (3.68m x 3.10m)

Kitchen

8' 6" x 7' 3" (2.58m x 2.21m)

Bathroom

Second Floor

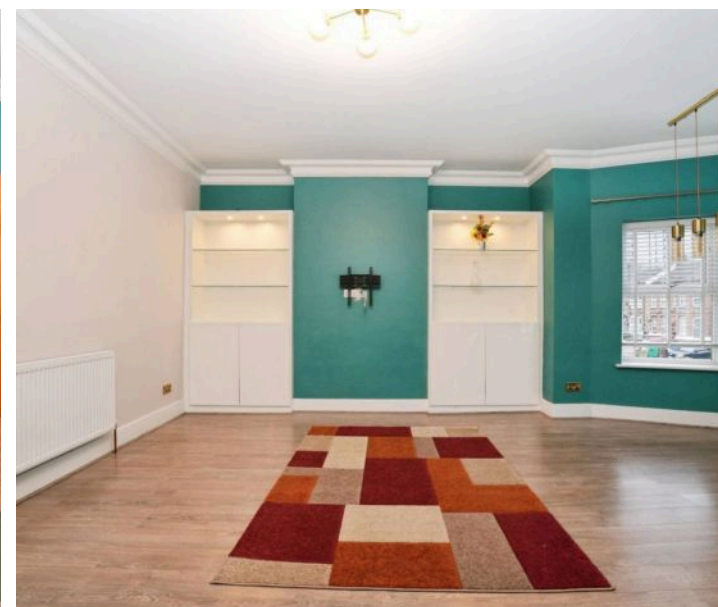
Loft Room

13' 5" x 12' 2" (4.09m x 3.71m)

Loft Room

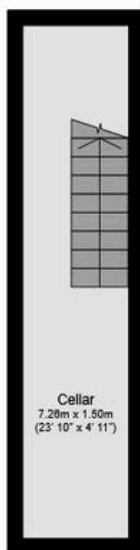
12' 3" x 10' 2" (3.73m x 3.10m)

Shower Room

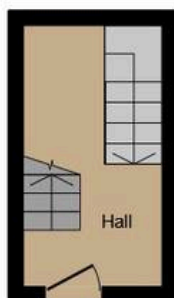








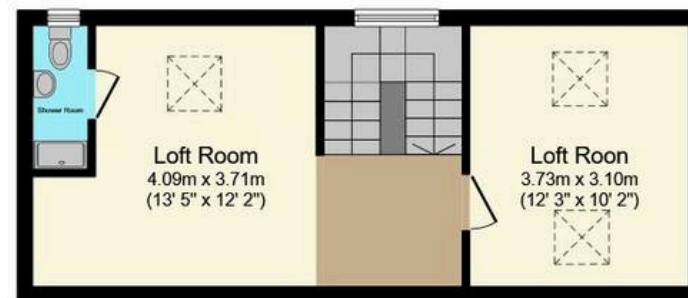
Basement



Ground
Floor



First Floor



Second Floor



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