



Eastern Avenue Ilford IG2 7HY

**Spacious 2 Bedroom Third Floor Flat, A Short Walk to Newbury Park Train Station £280,000 L/H**

Welcome to this spacious two-bedroom flat located on Eastern Avenue in Ilford. Situated on the third floor of a purpose-built building, this property boasts a spacious living room, perfect for relaxing or entertaining guests.

With two bedrooms, this apartment offers ample space for a small family or professionals looking for a comfortable living arrangement. The property also features a bathroom.

One of the highlights of this apartment is its proximity to Seven Kings Park, providing a lovely green space for leisurely strolls or picnics. Additionally, the convenience of being within a short walk from Newbury Park station offers easy access to the city, making commuting a breeze for those working in London.

This chain-free property presents a fantastic opportunity for anyone looking to make a hassle-free move into a well-connected area. With a total of 694 sq ft, this apartment offers a comfortable living space that is both practical and inviting.



### Entrance Via



communal door to communal hallway - stairs ascending to third floor - door to:

### Hallway

access to loft - wall mounted entry phone - storage cupboard - carpet to remain - doors to:

### Living Room



double glazed window - radiator - power points - carpet to remain - doors to:



### Kitchen



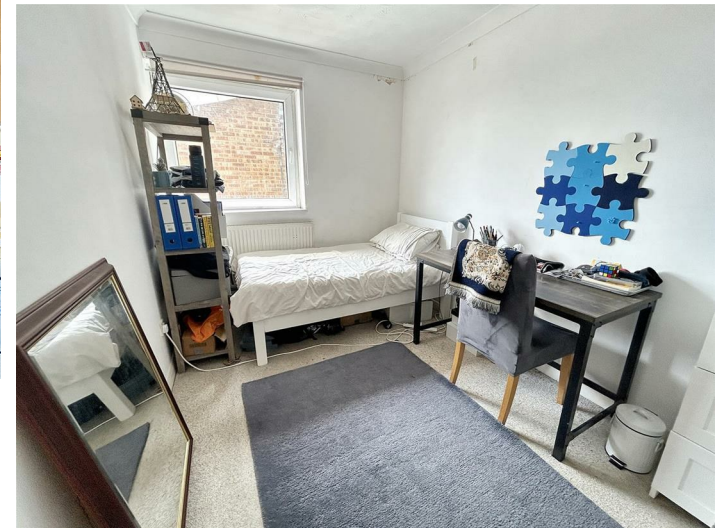
double glazed window - storage cupboard - cupboard housing vaillant boiler - range of eye and base level units incorporating one and a half bowl sink with mixer taps and drainer - 4 point gas hob and extractor fan over - space for fridge/freezer- space and plumbing for washing machine - power points - tiled splash backs - tiled effect floor covering.

### Bathroom



obscure double glazed window - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - radiator - low flush w/c - pedestal wash basin with mixer tap - tiled splashbacks - tiled effect floor covering.

### Bedroom 2



double glazed window - radiator - power points - carpet to remain.

## Bedroom 1



double glazed window - built in wardrobe - radiator - power points - carpet to remain.

### Additional Information:

The lease has 171 Years remaining. This has been recently extended and is in the process of being lodged with the Land Registry.

The current service charge is £ 1100.00 per annum and is reviewed yearly.

The ground rent is £0.0 per annum.

Council Tax London Borough of Redbridge Band C

Parking: communal parking on a first come first served basis.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

O2: Indoor voice likely and data coverage limited. Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast

speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

the title register shows the following restrictive covenants:

1 (24.01.2008) A Transfer dated 1 October 1925 of a plot of land on the northern side of Wards Road at its junction with Ley Street made between (1) Newbury Park Estate Limited (Vendors) and (2) Barclay Perkins & Co. Limited contains a covenant by the Vendors that they and their assigns owner or owners of a piece of land of considerable extent which included the land in this title would not at any time carry on or permit or suffer to be carried on on such land or any part thereof or at or upon any building to be erected thereon the trade or business of a licensed victualler or seller of beer ale stout wine or spirits or any Club (other than a Sports Club) required to be registered under the Licensing (Consolidation) Act, 1910 Section 91.

2 (24.01.2008) A Transfer dated 9 May 1928 made between (1) Newbury Park Estates Limited (Vendors) and (2) Henry Charles Seymour (Purchaser) contains restrictive covenants.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

### Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors  
£240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

### Mortgage

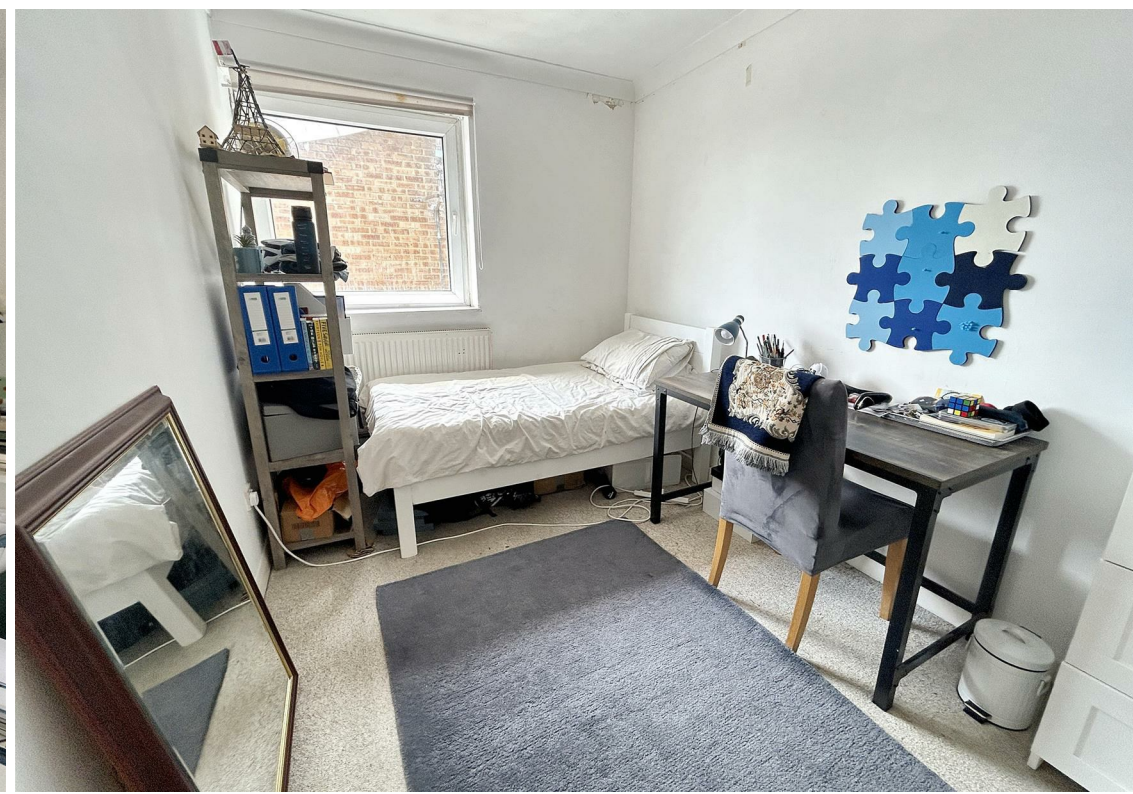
We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

### Opening hours

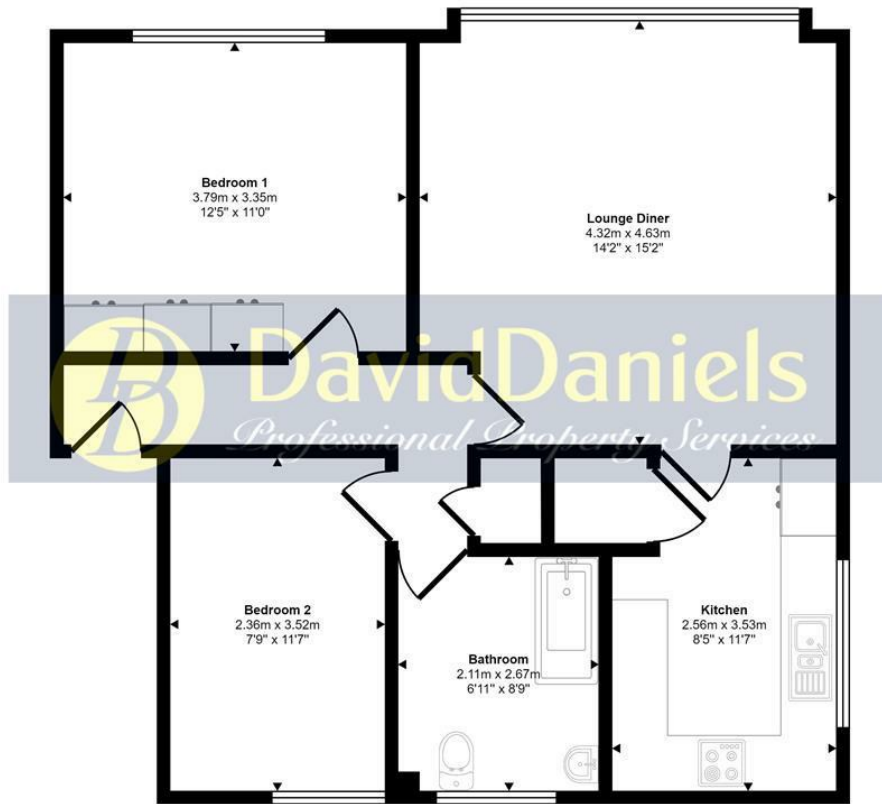
Monday and Friday: 8.30 am - 6.00 pm

Tuesday to Thursday: 8.30 am - 7.00 pm

Saturday: 9.30 am - 5.00 pm



Approx Gross Internal Area  
64 sq m / 694 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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