LEASEHOLD

Flat (EPC Rating: C)

# 2, 5 MANSFIELD ROAD, ILFORD, IG1 3BA

## Guide price

# £270,000

Green Lane Residential

*Your personal estate agents with over 50 years experience*

2 | 1 | 1 | C

# 2 Bedroom Flat located in Ilford

Acting as the sellers sole agent, Green Lane Residential is delighted to offer for sale this Spacious two bedroom Garden Flat with Scope to Extend.

A fantastic opportunity to acquire this charming two-bedroom ground floor garden flat, set within a period property conversion and benefiting from a brand-new 125-year lease. This well-proportioned home offers versatile living space and excellent potential to extend, with freeholder consent already granted for further development.

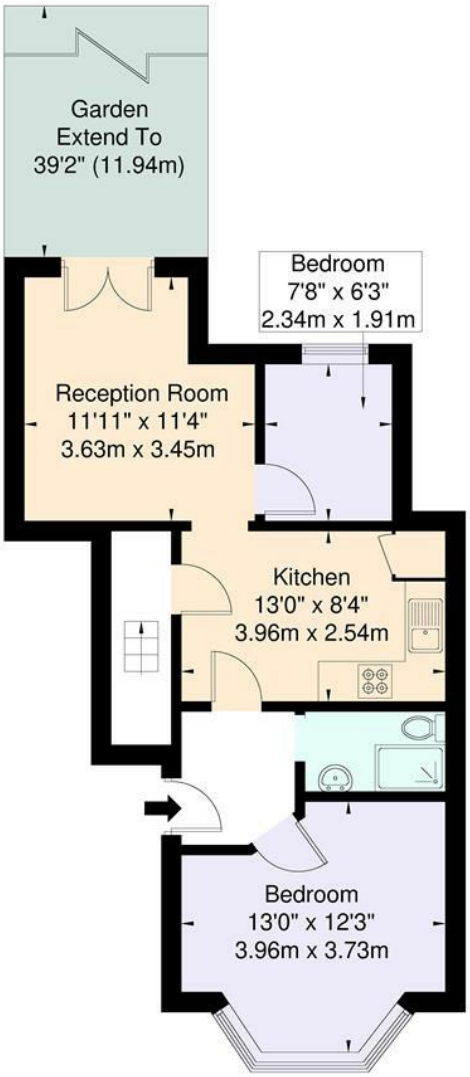
The flat features a bright and airy reception room with direct access to a private rear garden – perfect for relaxing or entertaining , one large double bedroom and an additional single room, a modern fitted kitchen. In addition, the property boasts a generously sized cellar, which offers exciting scope to be converted into a functional basement room, subject to the usual planning and building regulations consents/approvals.

Located in a sought-after residential area with easy access to local amenities and transport links, this property presents a unique opportunity for buyers looking to create their dream home or invest in a project with value-adding potential.

GREEN LANE RESIDENTIAL | 551 GREEN LANE, ILFORD, LONDON, IG3 9RJ

# Flat 2, 5 Mansfield Road, IG1 3BA

Approximate Gross Internal Area = 49.2 sq m / 529 sq ft




Ground Floor

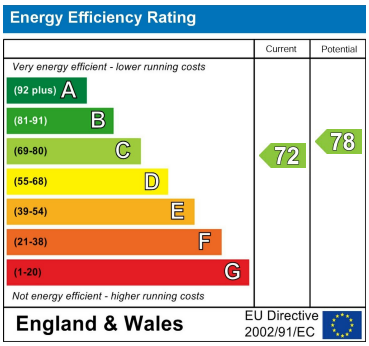
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

## Council Tax Band

B

## Energy Performance Graph





**Call us on**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.