

PAYNE & Co



Pembroke Road, Ilford

Ilford

Guide Price £550,000

Guide Price: £550,000 – £600,000. This lovely four-bedroom terraced house is now for sale in Ilford, offering practical family accommodation with two reception rooms, a kitchen and a bathroom. The layout provides separate living and dining areas, with potential for extension (STPP) to further increase space if required. The property is well placed for local amenities, including shops, cafés and services in the nearby Goodmayes and Seven Kings areas. There are several schools in the vicinity, making the location suitable for families seeking access to education options. Public transport links are a key advantage, with Goodmayes and Seven Kings stations both accessible for services into central London, including Liverpool Street and the Elizabeth line at nearby stations, offering journey times from around 20–25 minutes into the city. Local bus routes provide additional connections across Ilford and surrounding districts. Green spaces such as nearby parks offer opportunities for walking, leisure and play, contributing to the appeal of the area for everyday family life.

**Term of Lease** 999 years from 25 March 1897 (approximately 870 years remaining)

London Borough of Redbridge Tax Band D – **£2,294.58 per annum (2026/2027)**

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No onwards chain
- Off-street parking
- Four bedrooms
- Potential for Extensions (STPP)
- Ideal for families
- Ideal for first time buyers
- Outhouse
- Close to station



## Ground Floor Hallway

### Reception

25' 7" x 14' 1" (7.80m x 4.29m)

### Reception

9' 1" x 8' 0" (2.77m x 2.45m)

### Kitchen

12' 6" x 11' 3" (3.80m x 3.44m)

### Bathroom

### Utility Room

### First Floor Landing

### Bedroom

12' 10" x 11' 3" (3.92m x 3.42m)

### Bedroom

12' 5" x 8' 2" (3.78m x 2.48m)

### Bedroom

9' 2" x 8' 8" (2.79m x 2.63m)

### Bedroom

8' 8" x 9' 9" (2.65m x 2.97m)

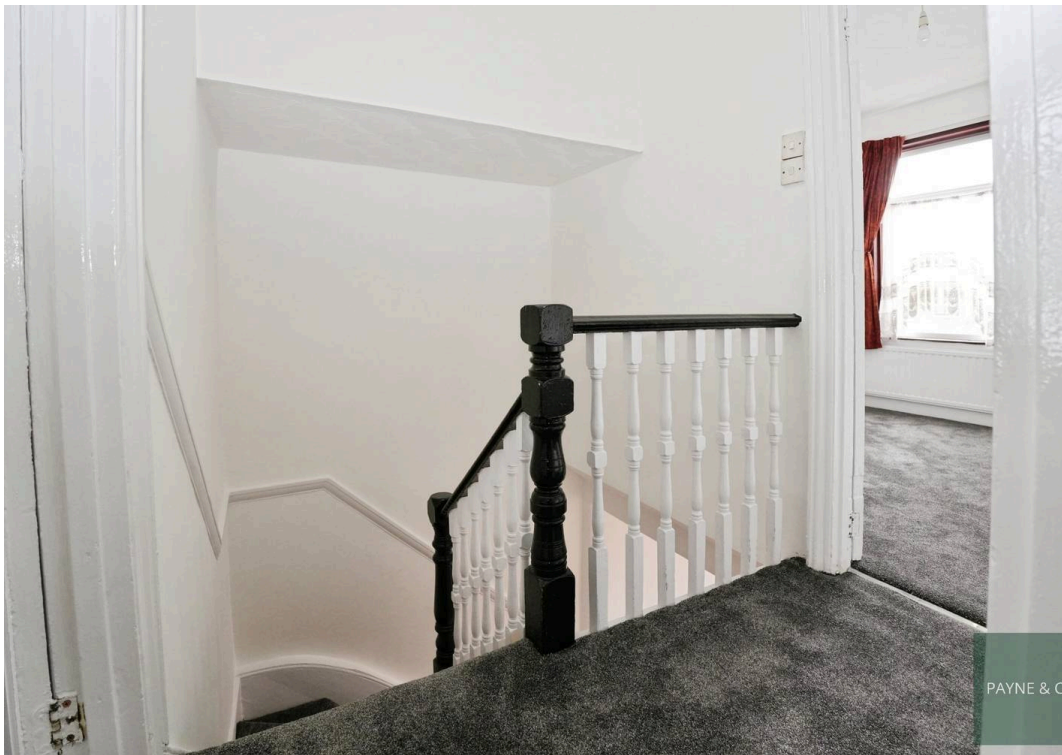
### W.C

### Outhouse

11' 4" x 17' 8" (3.45m x 5.38m)







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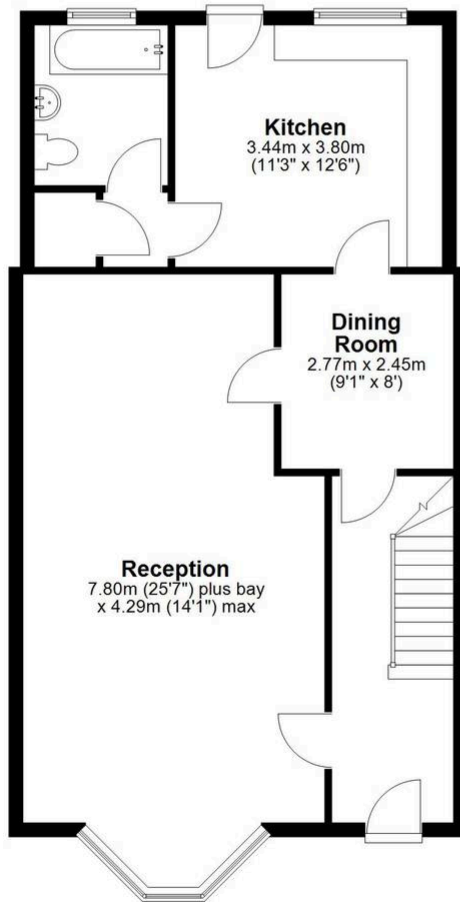
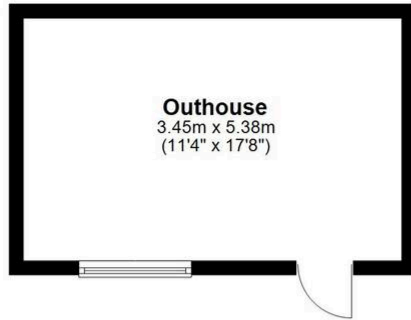
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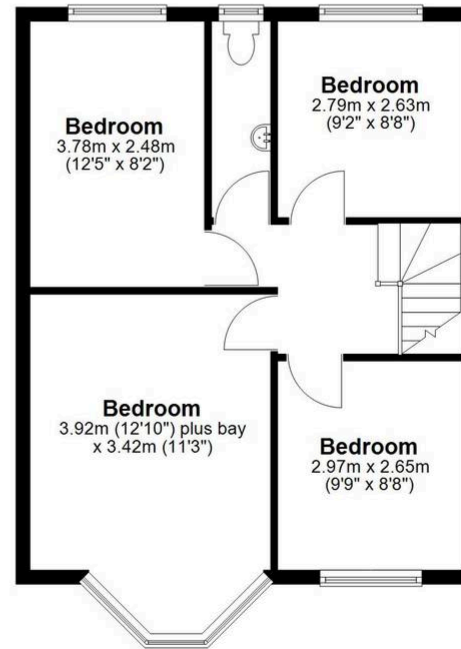
### Ground Floor

Approx. 87.2 sq. metres (938.2 sq. feet)



### First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 135.5 sq. metres (1458.6 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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