

PAYNE & Co

Christchurch Road, Ilford

Guide Price £340,000

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Guide Price £340,000 – £350,000. Payne & Co are pleased to present this two-bedroom ground floor flat for sale, located in the heart of the Commonwealth Estate. The property boasts a traditional reception room with a bay window to the front, providing a warm and inviting space for relaxation or entertaining. The flat also features a practical galley style kitchen supplemented by a utility area, providing ample space for cooking, storage and access to garden. The property comprises of two bedrooms and one bathroom, catering to both comfort and convenience. A bonus is the private low maintenance rear garden, approximately 30ft. The property also benefits from a cellar, providing additional storage. Situated near local amenities, schools, and the beautiful Valentines Park, the location is ideal for first-time buyers seeking a community feel or investors looking for a promising opportunity. The Elizabeth Line in Ilford further enhances the connectivity of this location, making it a worthy investment. The current lease is 125 years from 20th July 2010 (111 years unexpired). We understand from the seller that there is no ground rent, no service charge, and a parking space.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two-bedroom ground floor flat
- Share of freehold
- Approximately 30ft garden
- Commonwealth estate location
- Cellar
- Galley style kitchen
- Utility area
- Ideal first time buy / investment





**Reception Room**

13' 3" x 14' 0" (4.04m x 4.27m)

**Bedroom One**

11' 0" x 11' 1" (3.35m x 3.38m)

**Bathroom/WC****Kitchen**

7' 11" x 6' 2" (2.41m x 1.88m)

**Utility Area**

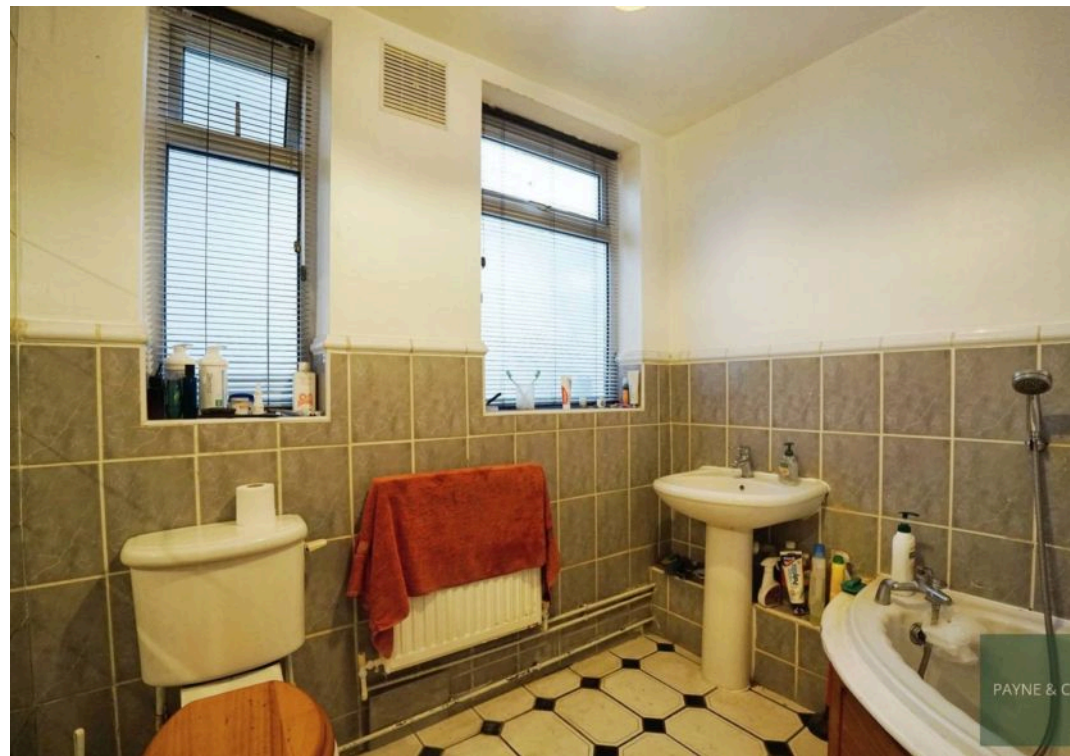
4' 3" x 18' 1" (1.30m x 5.51m)

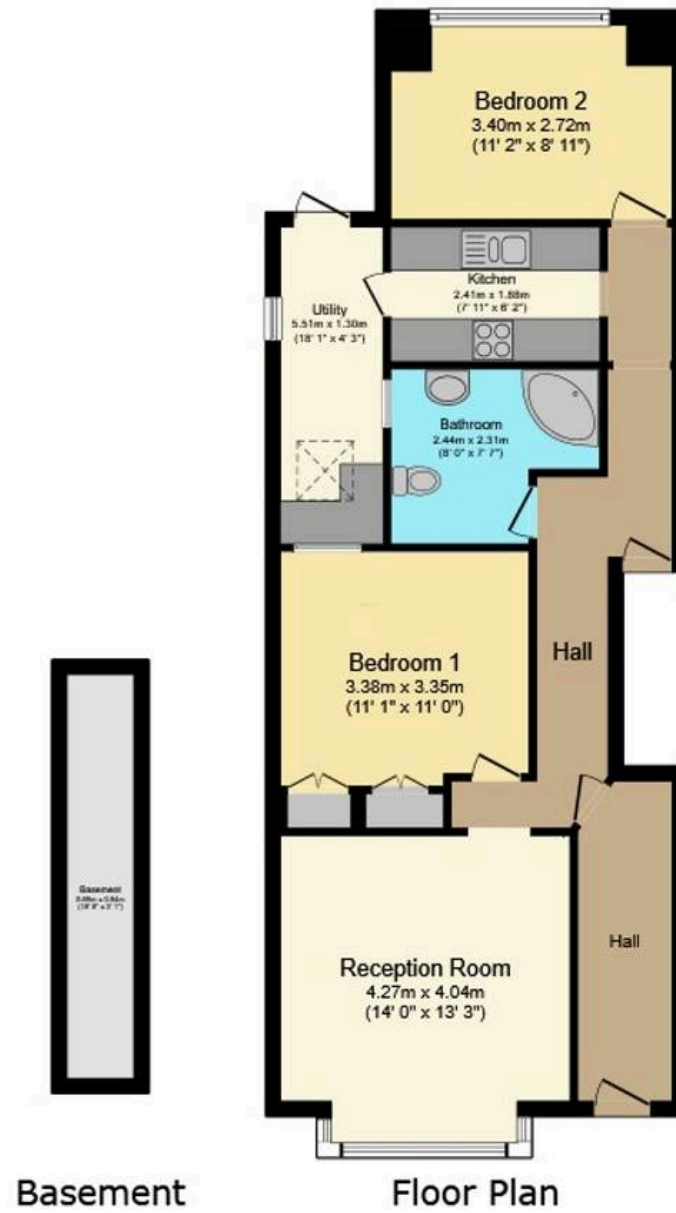
**Bedroom Two****Cellar**

18' 8" x 3' 1" (5.69m x 0.94m)









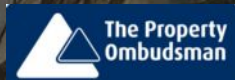
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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