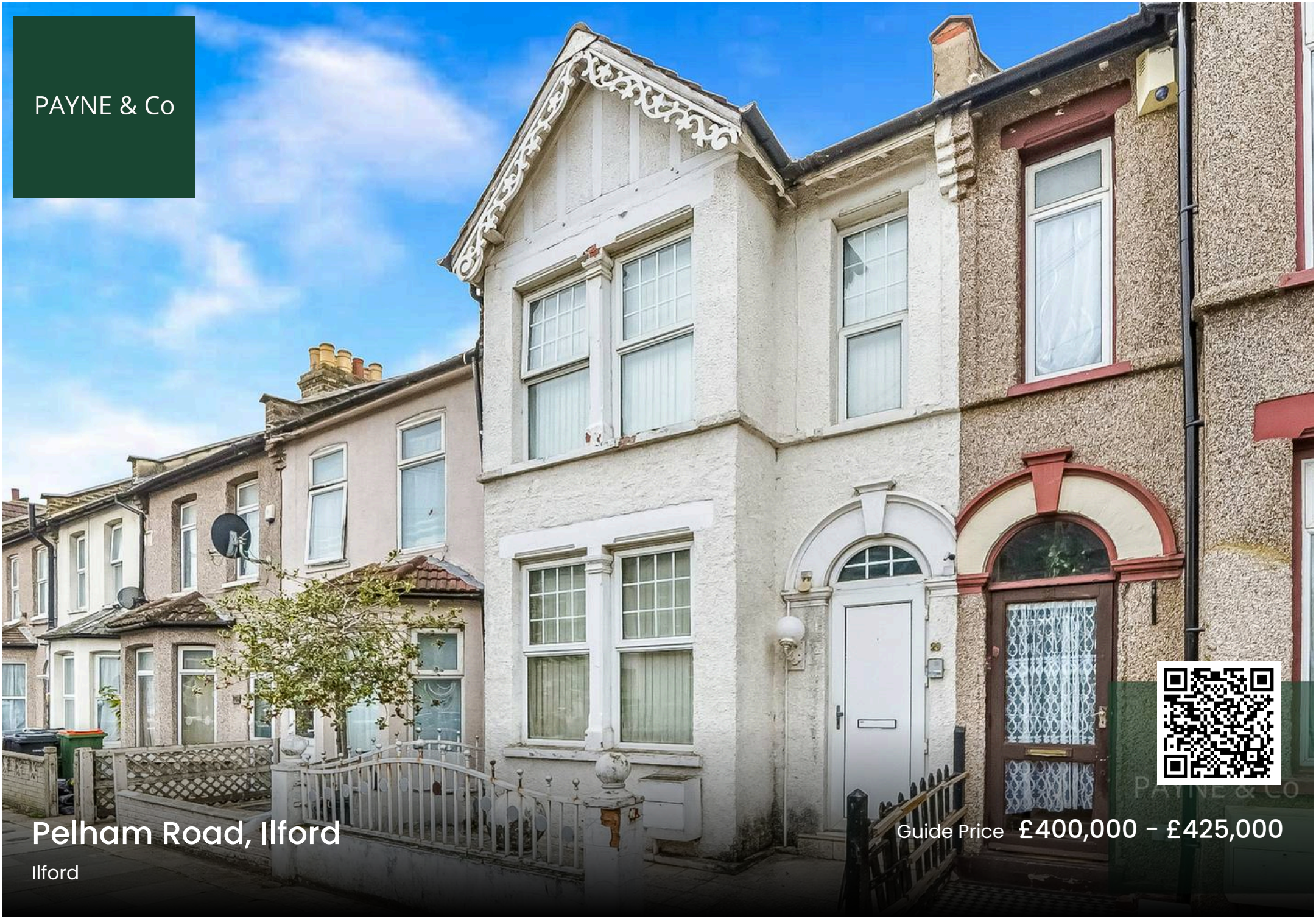

PAYNE & Co
Pelham Road, Ilford
Ilford
Guide Price £400,000 - £425,000

Guide Price £400,000 - £425,000.

A three-bedroom terraced house for sale in Ilford, offering versatile living accommodation with three reception rooms, an extended ground floor, shower/WC, gated rear pedestrian access, a first-floor family bathroom and no onward chain.

The ground floor provides well-proportioned accommodation, featuring three separate reception rooms. The front reception room is arranged as a sitting area, suitable for day-to-day living or hosting visitors, while the second reception is currently used as a dining area and opens into the kitchen, creating a practical space for mealtimes. To the rear, a third reception room provides additional flexibility of use and leads directly onto the garden.

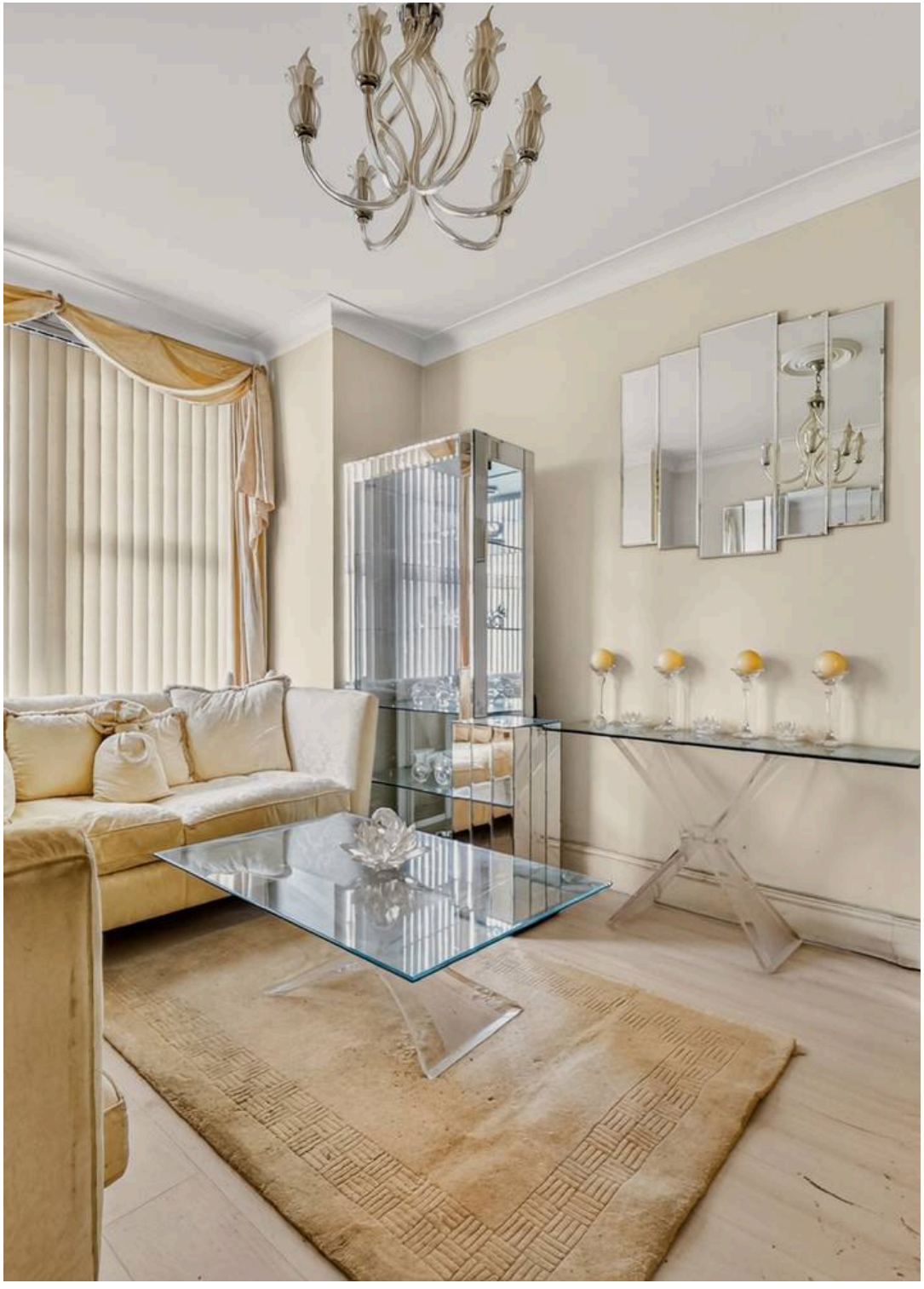
The property has been extended and benefits from a ground floor WC with separate shower, complemented by a family bathroom on the first floor. The rear garden also benefits from gated pedestrian access, providing added convenience.

Ilford Station and Seven Kings station (Elizabeth line) provides services into Stratford in around 10 minutes and London Liverpool Street in approximately 20 minutes, offering straightforward connections into the City and West End. Regular bus routes operate nearby, linking surrounding districts and further transport hubs.

Council Tax: London Borough of Redbridge
Tax Band C – £2,039.63 per annum (2026/2027)

Tenure: Freehold

- Three-bedroom terraced house
- Extended ground floor accommodation
- Three separate reception rooms
- Ground floor WC and shower
- First floor family bathroom
- No onward chain



Hallway

Reception
14' 5" x 11' 2" (4.39m x 3.40m)

Dining Room
11' 6" x 11' 6" (3.51m x 3.51m)

Kitchen
10' 2" x 8' 6" (3.10m x 2.59m)

WC / Shower

Reception
10' 2" x 8' 6" (3.10m x 2.59m)

Landing

Bedroom
14' 5" x 14' 1" (4.39m x 4.29m)

Bedroom
11' 6" x 8' 10" (3.51m x 2.69m)

Bedroom
8' 10" x 7' 3" (2.69m x 2.21m)

Bathroom
5' 7" x 5' 3" (1.70m x 1.60m)








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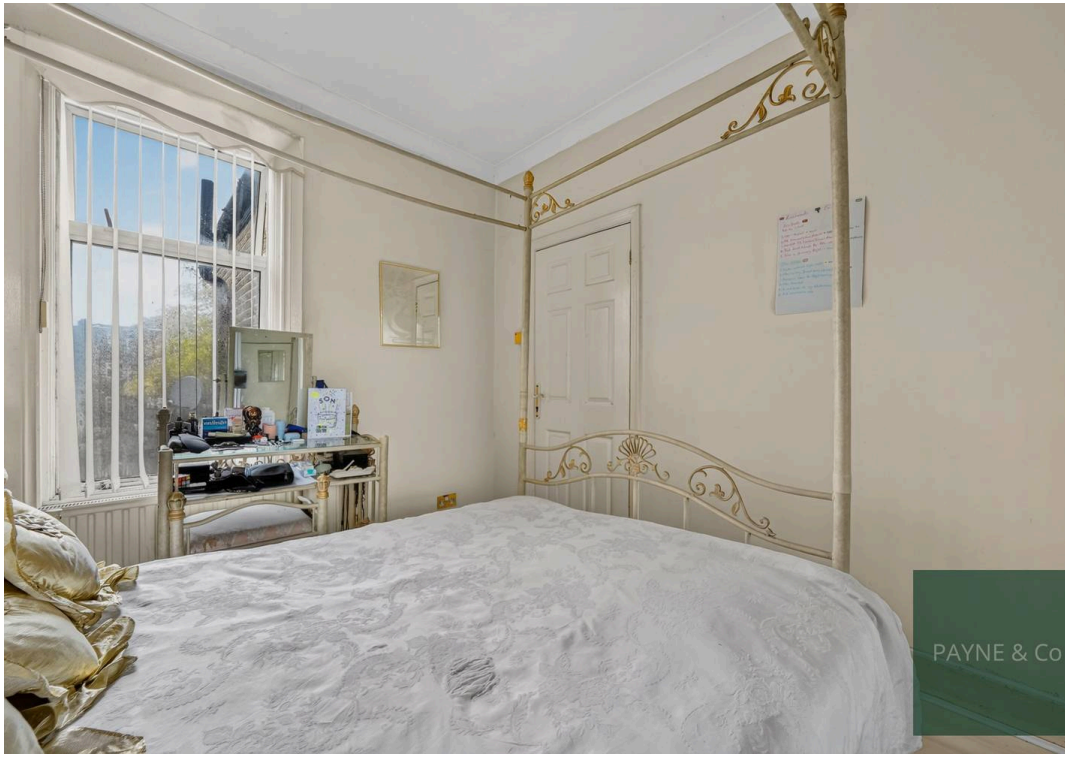

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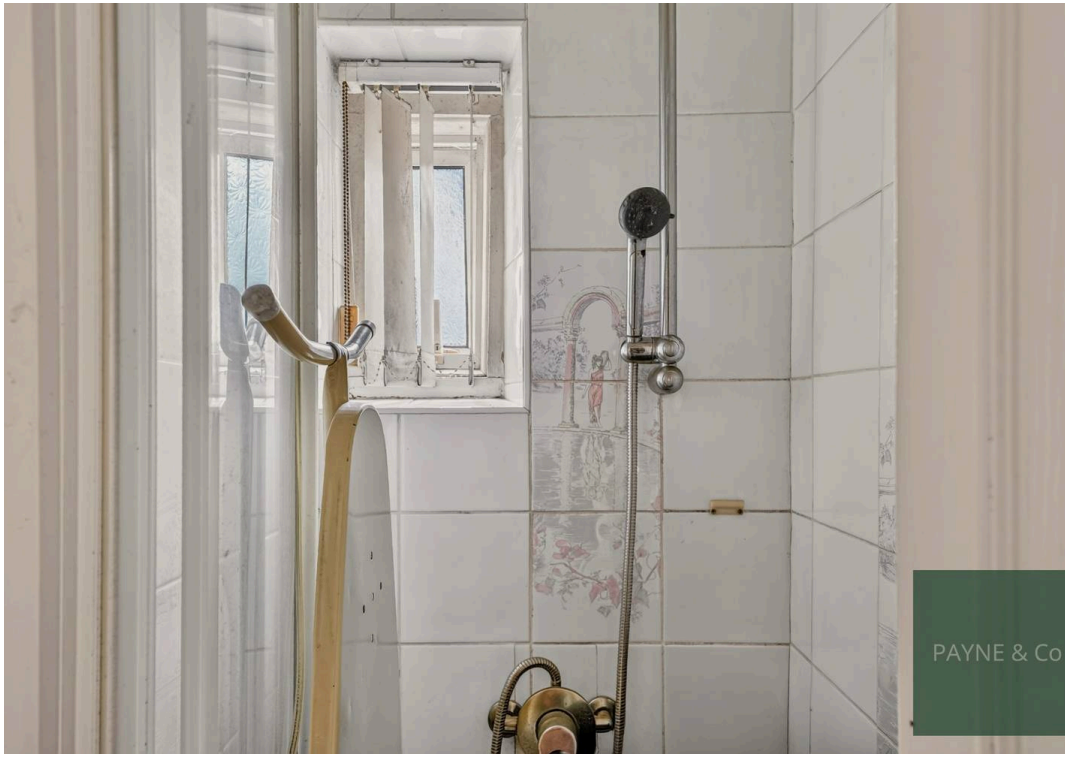

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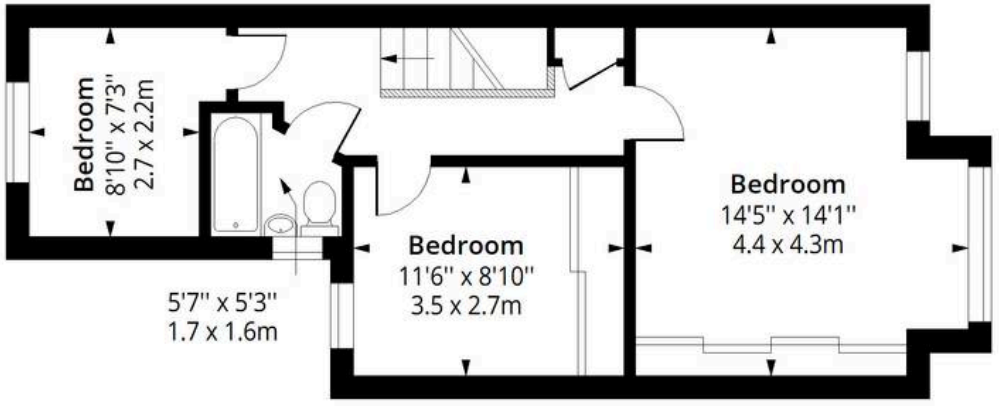

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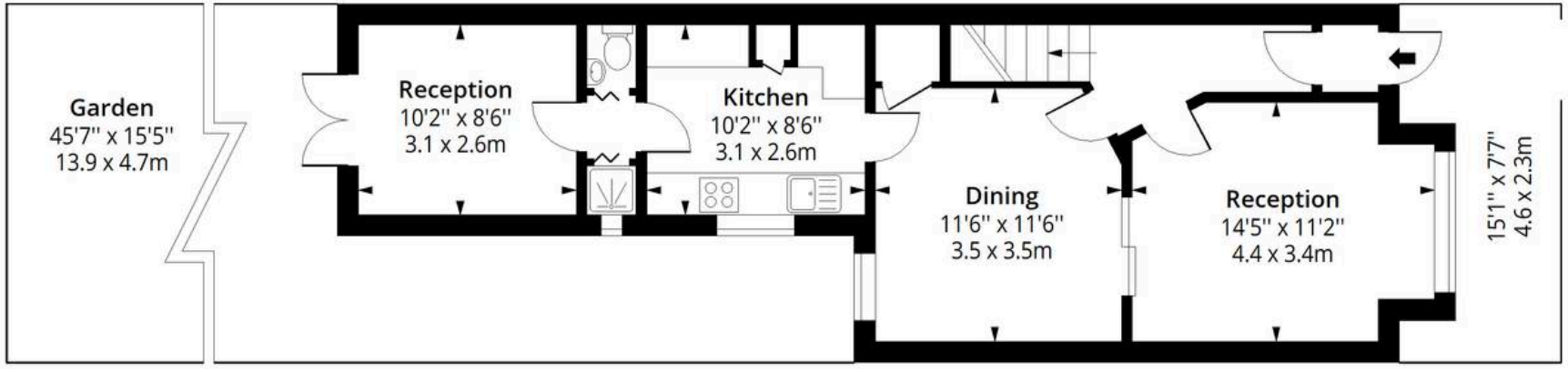
Pelham Road IG1

Approx. Gross Internal Area 1066 Sq Ft - 99.03 Sq M



First Floor

Floor Area 487 Sq Ft - 45.24 Sq M



Ground Floor

Floor Area 579 Sq Ft - 53.79 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 10/11/2026



Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

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A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.