Lot 60 51a, Perrymans Farm Road, Ilford, Essex, IG2 7LD



All enquiries Ref: Callum Glenn



- **Leasehold first floor two-bedroom maisonette**
- **Full vacant possession**

Location:
the property is situated on Perrymans Farm Road and to the north of the A12. Transport links include local bus routes and Newbury Park Rail Station. Shopping amenities, cafes, bars and restaurants can be found within Newbury Park and Ilford with recreational pursuits available and Seven Kings Park, Valentines Park or Fairlop Waters Golf Club and Country Park.

Accommodation:
Three bedrooms, reception room, kitchen, bathroom/WC
Outside: private rear garden

EPC Rating: E

Council Tax Band: C

Lease:
The property is held on a lease for a term of 125 years from the 21st May 2025

To view:
Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.







