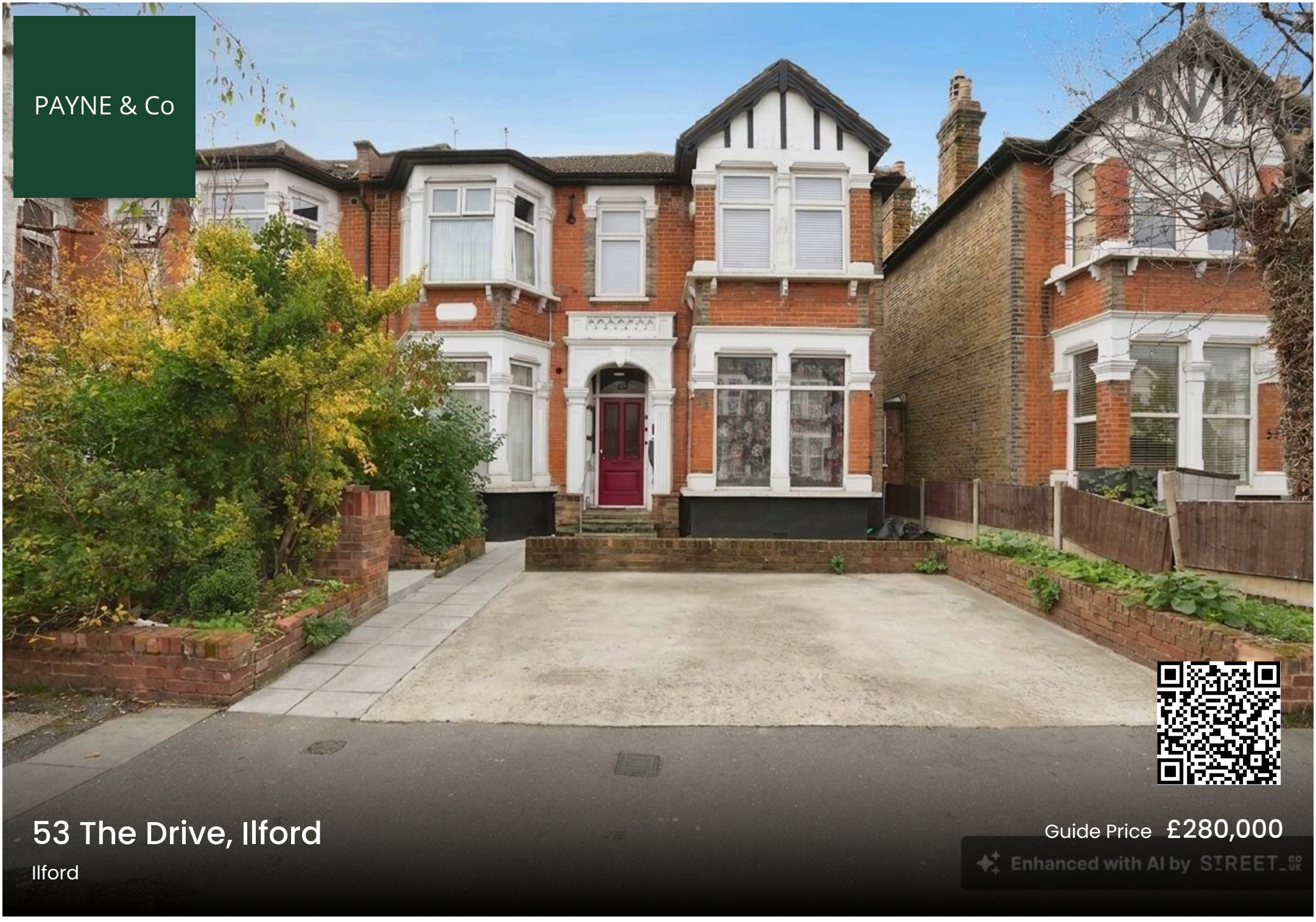

PAYNE & Co
53 The Drive, Ilford
Ilford
Guide Price £280,000
Enhanced with AI by STREET.CO.UK

Guide Price: £280,000 - £300,000. This two-bedroom flat is for sale in Ilford and is presented in good condition. The property offers one reception room, one kitchen and one bathroom, making it suitable for first time buyers or investors seeking a practical layout. The flat is situated within reach of Ilford town centre, which provides a range of shops, cafés and everyday amenities. Valentine's Park is nearby, offering open green space, walking routes and recreational facilities. Public transport links are accessible, with Ilford station on the Elizabeth line providing services into London Liverpool Street in around 20–25 minutes and to Stratford in approximately 10 minutes, subject to timetable. Local bus routes operate along surrounding roads, connecting to neighbouring areas and additional rail and Underground services. The area has a selection of primary and secondary schools within Ilford and the wider Redbridge area. These offer a range of state and faith options, giving buyers the opportunity to choose from several local education providers. Overall, this flat provides a functional base in Ilford with access to transport, schools and green spaces, and may appeal to those looking for a home or investment in the area.

Term of Lease: 125 years from 1 January 2011 (approximately 109 years remaining). We have been advised by our vendor that the service charge is £600.00 per annum and the ground rent is £100 per annum. Prospective purchasers are advised to verify these details via their legal representative

The property falls within Council Tax Band B (£1784.67)

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Leasehold: 125 years from 1 January 2011 (109 Years approx.)
- No Onwards Chain
- Two Bedrooms
- Ideal for First-time Buyers
- Ideal Investment opportunity
- Close to Ilford Town Centre



Ground Floor Entrance

Hallway

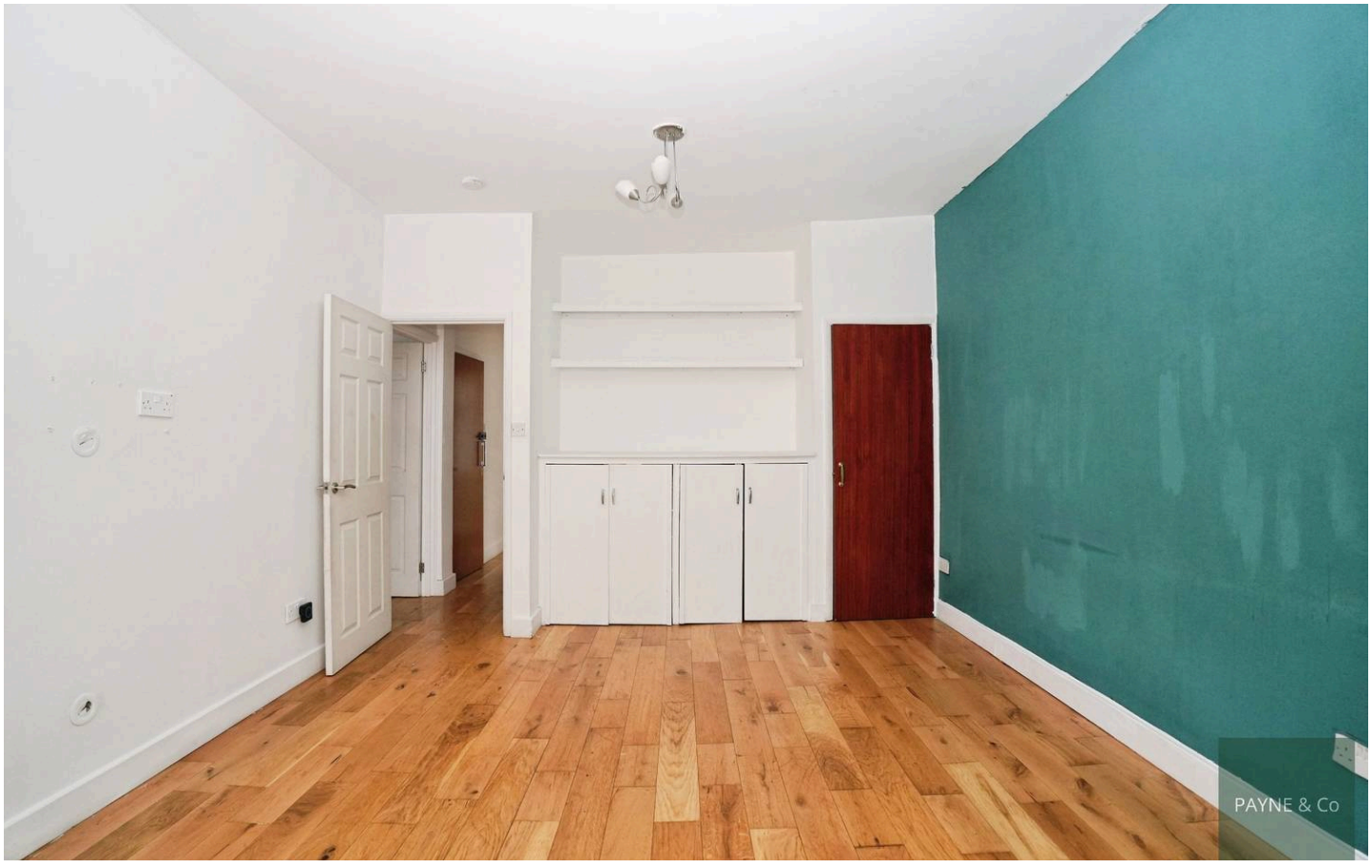
Reception
17' 5" x 11' 11" (5.31m x 3.63m)

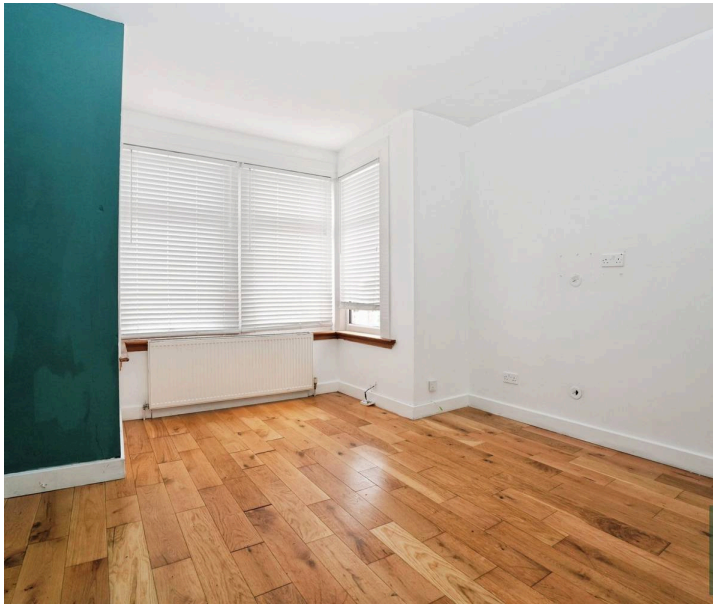
Kitchen
13' 1" x 6' 2" (3.99m x 1.88m)

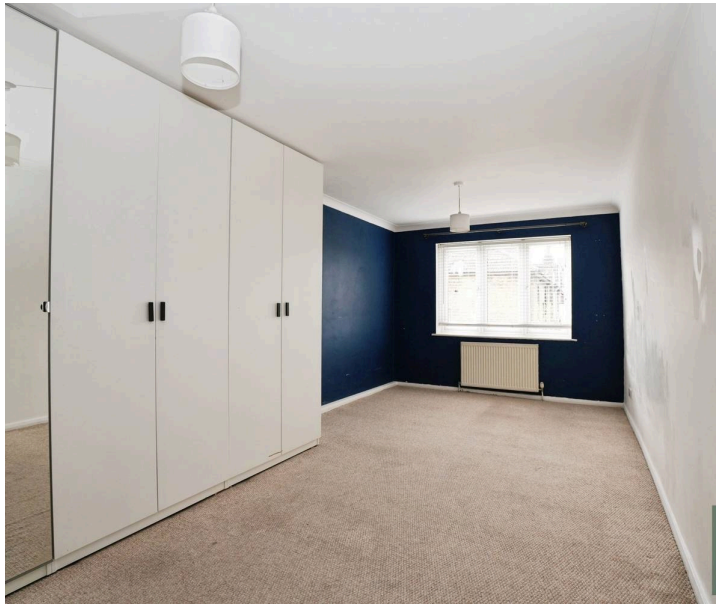
Bathroom

Bedroom
21' 8" x 9' 10" (6.60m x 3.00m)

Bedroom
8' 6" x 8' 5" (2.59m x 2.56m)

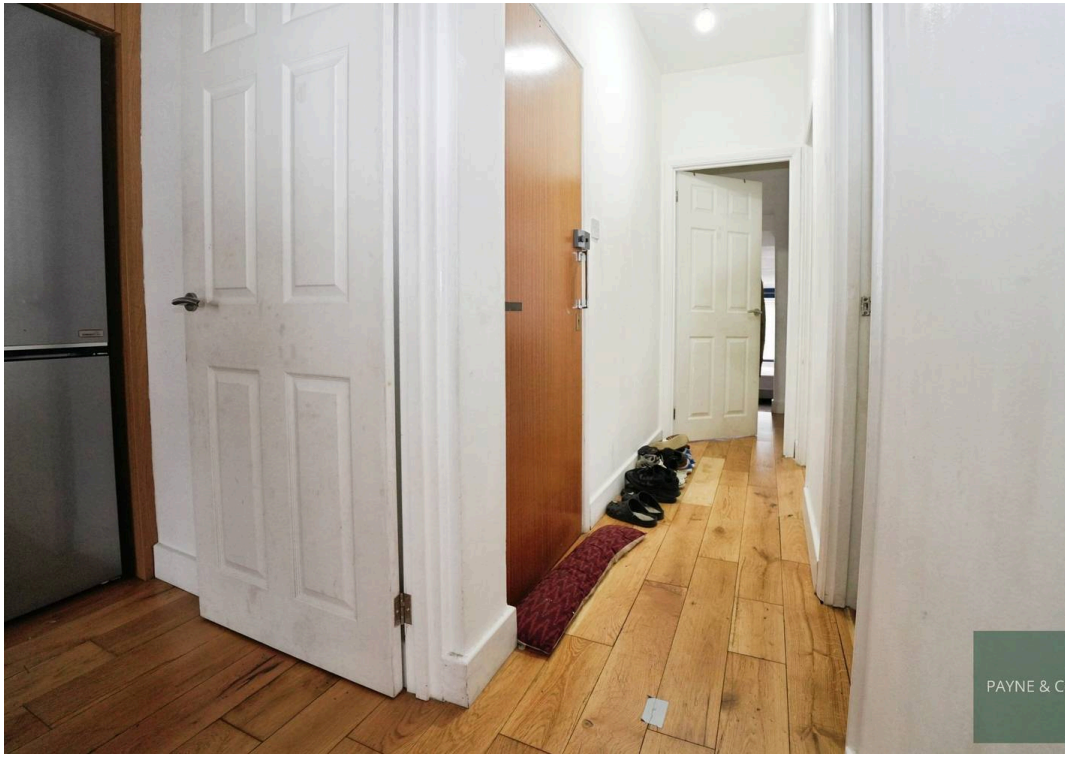




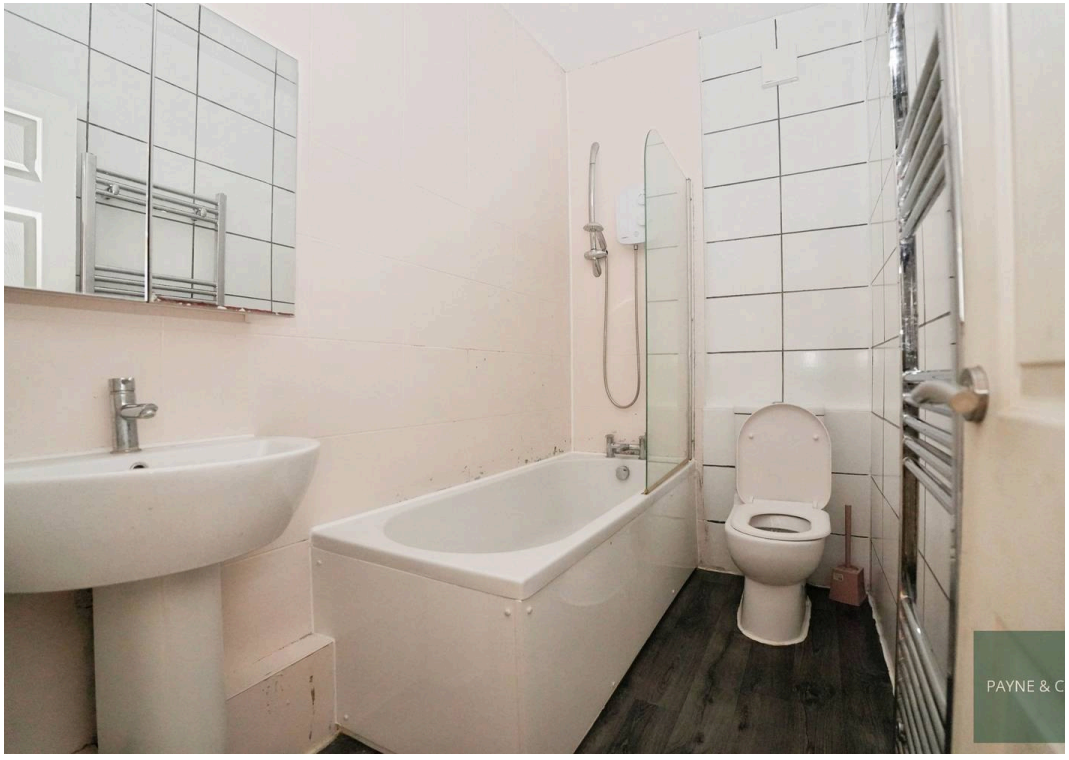


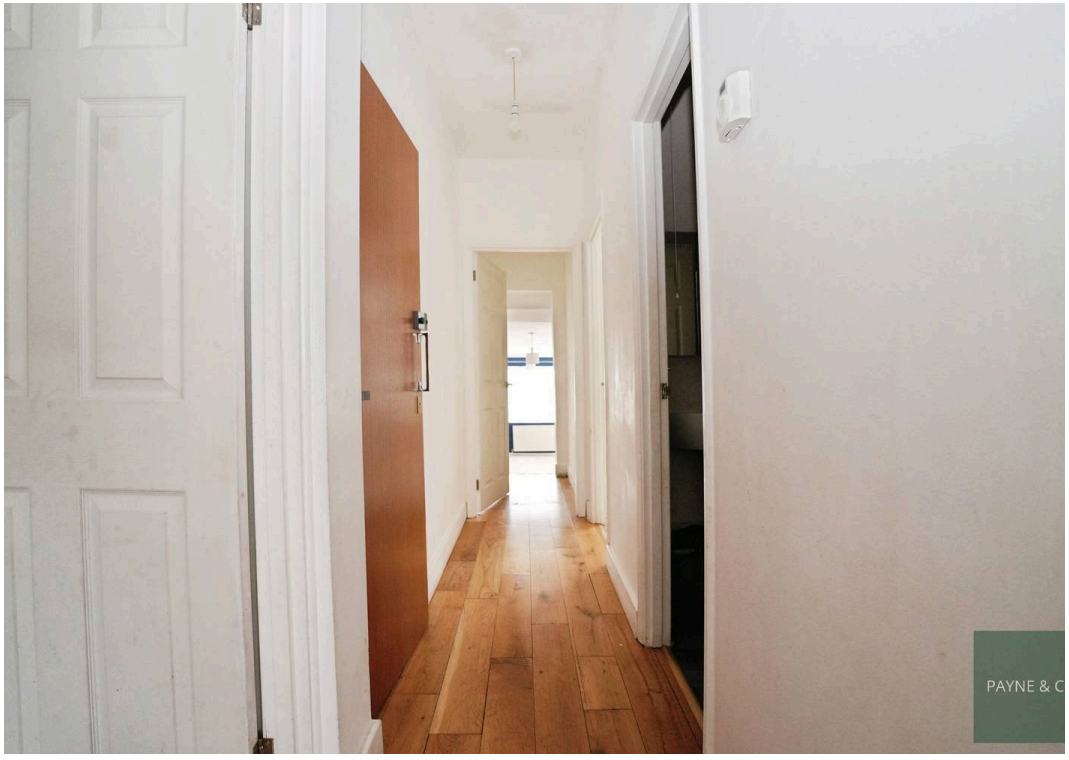


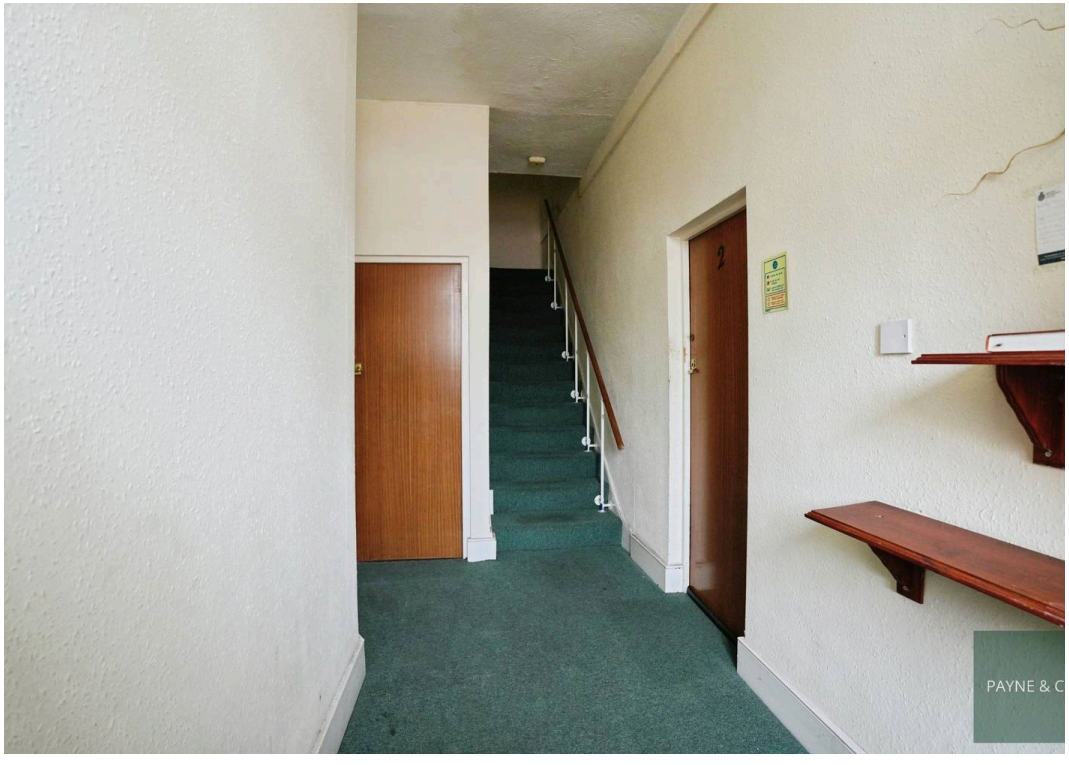




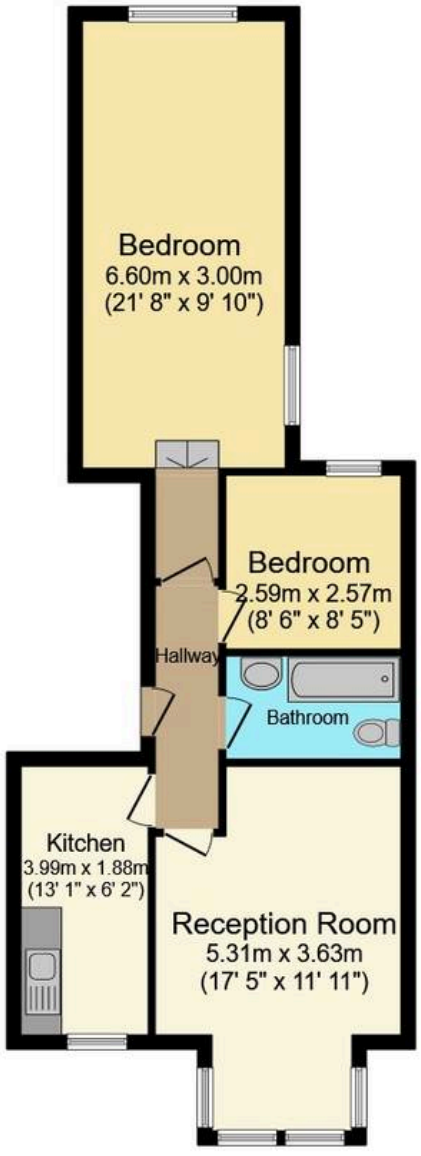







2


3



First Floor

PAYNE & Co

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



Payne & Co

Payne & Co, 151 Cranbrook Road - IG1 4TA

020 8518 3000 • ilford@payneandco.co.uk • payneandco.co.uk

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.