PETTY SON & PRESTWICH
EST.1908

Airthrie Road, Ilford

£260,000 Leasehold

- Generously proportioned two bedroom apartment
- Shared driveway
- Loft space with potential to extend (STPP)
- 0.4 Miles from the Elizabeth Line
- Close to good schools & leisure facilities
- Top floor conversion
- Own private entrance door
- Separate kitchen
- 0.3 Miles from Goodmayes Park
- Chain free

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**SOLD BY PETTY SON & PRESTWICH* Petty Son & Prestwich are thrilled to offer this generously proportioned Two bedroom, split level apartment, boasting excellent transport links, green spaces, and top-rated schools just moments away, this property is perfect for professionals, young families, or investors alike.*

SOLD BY PETTY SON & PRESTWICH Conveniently situated just 0.4 miles from Goodmayes Station (Elizabeth Line), commuting into central London is quick and effortless. Enjoy the outdoors with Goodmayes Park only a short 0.2-mile stroll away. For families, the location couldn't be better as Goodmayes Primary School is just 100 yards from your doorstep, and Mayfield School & Leisure Centre (with swimming facilities) is also within 0.2 miles on foot.

Accessed via its own private front door with no need to pass through a communal lobby, this chain-free apartment offers spacious, well-laid-out accommodation. The generous lounge features a bright bay window, while the large kitchen and bathroom both benefit from natural light and ventilation through external windows. Two well-sized bedrooms complete the accommodation to this floor.

The property also benefits from a converted loft space with an additional shower room—ideal for storage or further development subject to planning. Shared off-street parking adds further convenience.
Please note: The apartment is offered with a lease of 53 years, which has been reflected in the pricing and should be considered when making an offer.

EPC Rating: D58
Council Tax Band: C
Service Charge: N/A
Ground Rent: N/A
Lease Information: 99 years from 25th December 1979 (51 years currently remain)
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
14'3" x 13'3"

Kitchen
10'4" x 7'10"

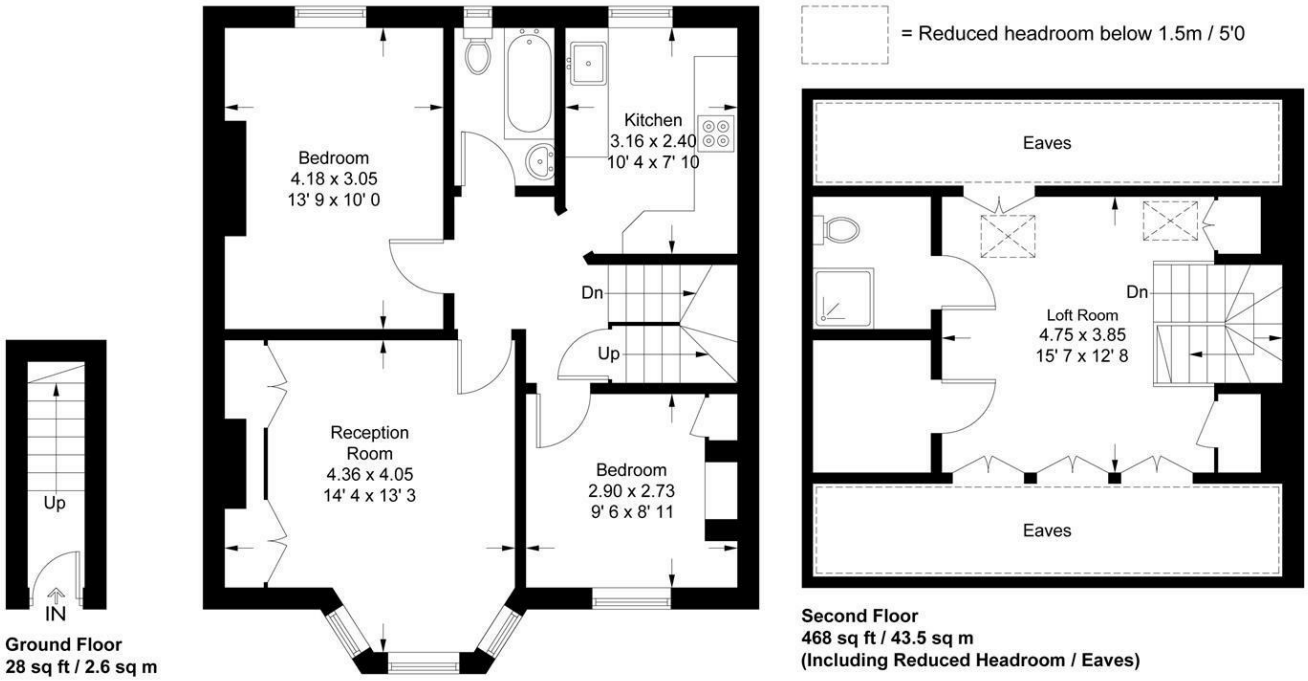
Bedroom
13'8" x 10'0"

Bedroom
9'6" x 8'11"

Loft room
15'7" x 12'7"

Airthrie Road

Approximate Gross Internal Area = 956 sq ft / 88.8 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 159 sq ft / 14.8 sq m
Total = 1115 sq ft / 103.6 sq m



Ground Floor
28 sq ft / 2.6 sq m

First Floor
619 sq ft / 57.5 sq m

Second Floor
468 sq ft / 43.5 sq m
(Including Reduced Headroom / Eaves)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.