

PAYNE & Co

153a Thorold Road, Ilford

Ilford

£325,000



This two-bedroom flat is for sale in Ilford and is presented in good condition, offering a practical layout with one reception room, a separate kitchen/diner and one bathroom. The property also provides potential to extend (STPP), which may appeal to first time buyers and investors seeking future flexibility. The flat is well placed for local amenities, with Ilford High Road and the Exchange Ilford shopping centre offering a range of shops, supermarkets, cafés and services. Nearby green spaces provide options for outdoor recreation, including local parks within easy reach. Ilford benefits from several nearby schools, making the area suitable for those who require access to educational facilities. Public transport links are convenient, with Ilford Station offering Elizabeth line services towards Stratford and Liverpool Street, with journeys to central London typically around 20–25 minutes. Bus routes in the area connect to surrounding parts of East London and beyond, supporting commuting and access to further amenities.

Term of Lease: 151 years from 25 March 2010 (approximately 135 **years remaining**). Vendor is in process of purchasing the Share of freehold to be registered in new buyers name.

We have been advised by our vendor that the service charge is **£0 per annum**, the ground rent is **£0 per annum**, and the buildings insurance is to be arranged by the leaseholder. Prospective purchasers are advised to verify these details via their legal representative.

Council Tax: London Borough of Redbridge. Tax Band B – **£1,784.67 per annum (2026/2027)**

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No onwards chain
- Off-street parking
- Two Bedrooms
- Potential for loft extensions (STPP)
- Close to schools
- Close to Valentines park
- Ideal for first time buyers



Ground floor entrance

First floor landing

Kitchen/Diner

13' 10" x 10' 8" (4.22m x 3.25m)

Bathroom

Reception

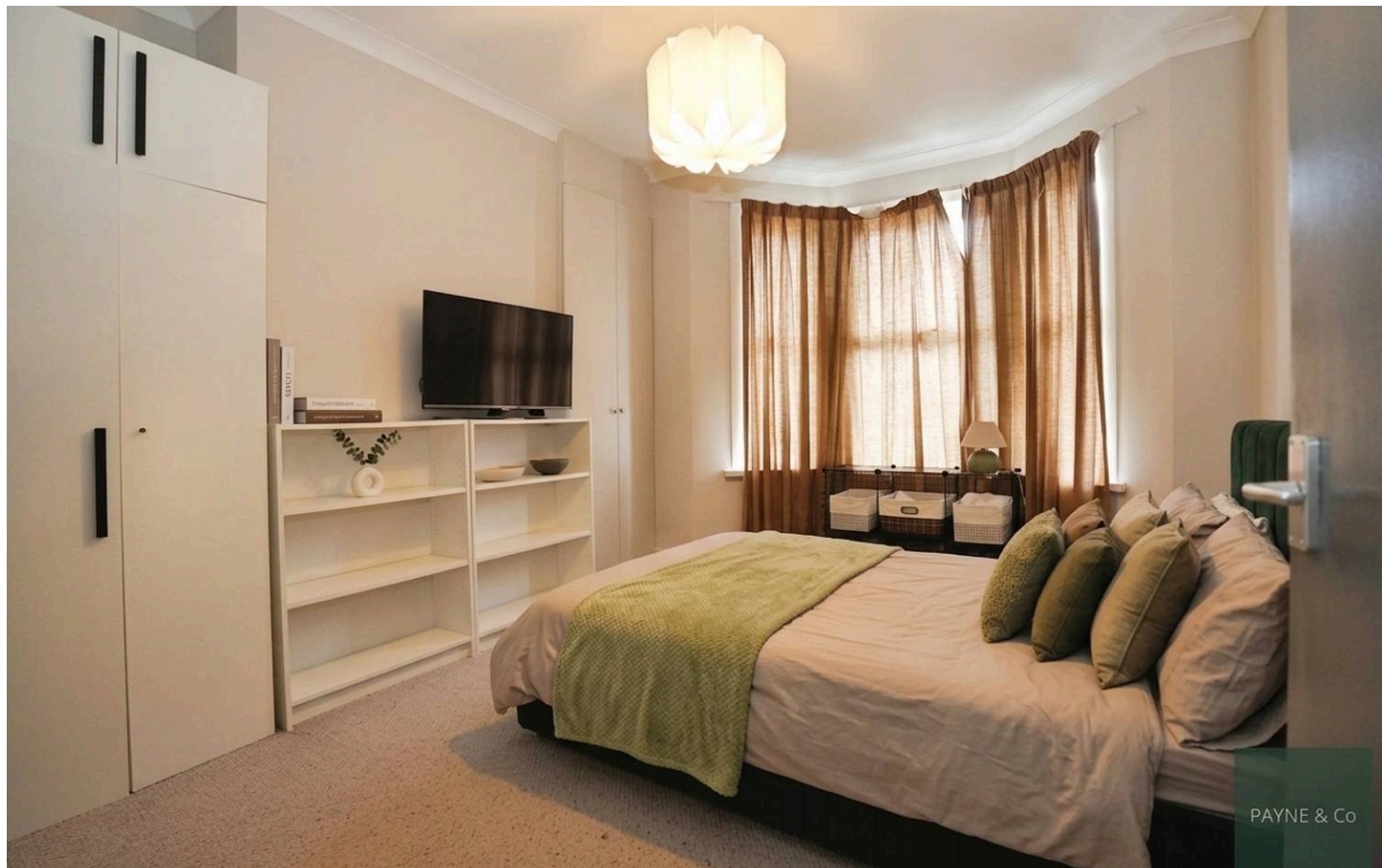
13' 9" x 9' 10" (4.19m x 3.00m)

Bedroom

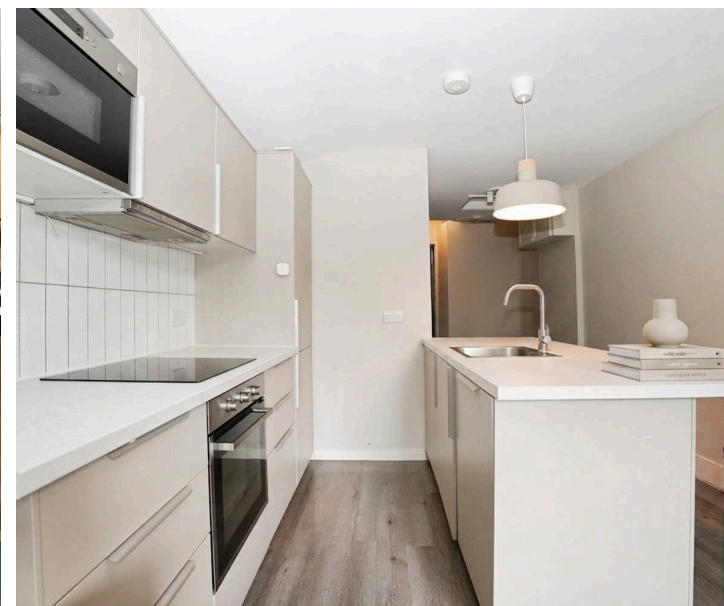
10' 9" x 10' 11" (3.28m x 3.33m)

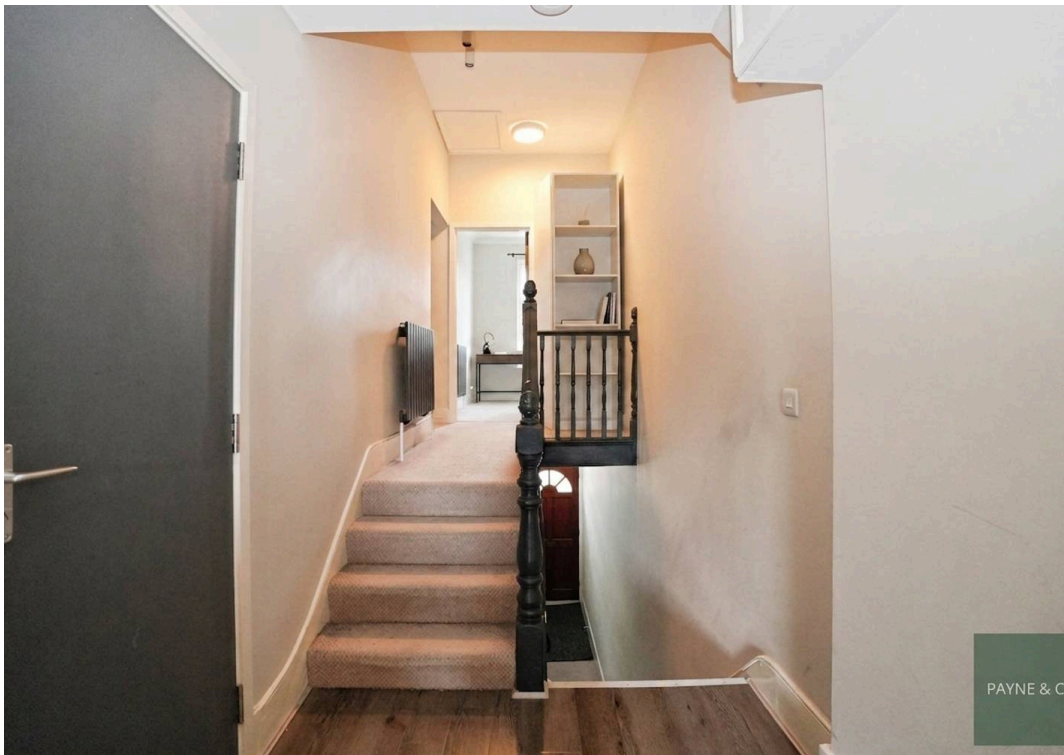
Bedroom

11' 2" x 3' 9" (3.40m x 1.14m)

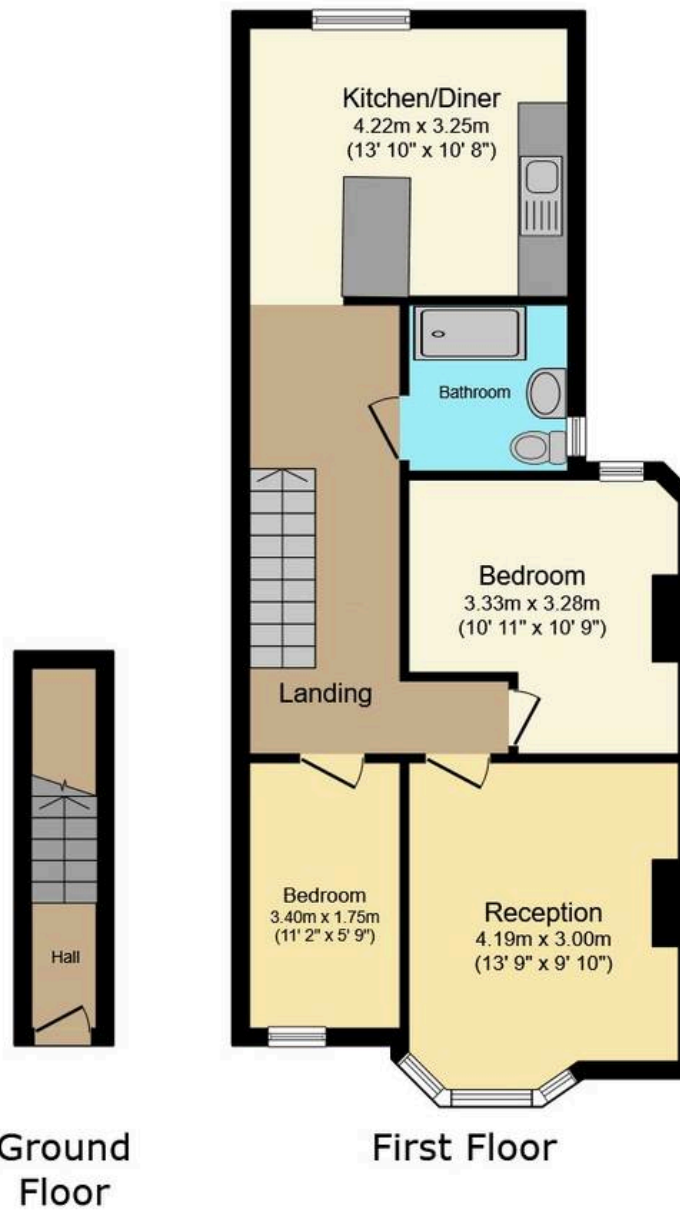


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Payne & Co, 151 Cranbrook Road – IG1 4TA

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.