Oaks Lane, IG2

PAUL BERG
eXp



Guide Price £200,000
Leasehold

Most buyers want a finished home. This one suits someone who wants to finish it their way.

Chain free, so there's no one else's sale to wait on. It's being sold through the Modern Method of Auction, which gives you a clear route from bid to completion.

This two bedroom ground floor flat needs a complete refurbishment throughout. That means the chance to plan the layout, choose the kitchen and bathroom, and decide how the finished home should feel. It suits investors and renovators with funds or finance ready, and anyone who wants to put their own stamp on a home.

The property comes with a garage, which adds practical storage to a flat with real potential. Newbury Park Underground station (Central line) is a short walk away, and a bus takes you to Ilford in minutes, so getting around is simple from day one.

Book a viewing and I'll show you round, walk you through the plans and explain the auction process step by step, so you know exactly what you're bidding on







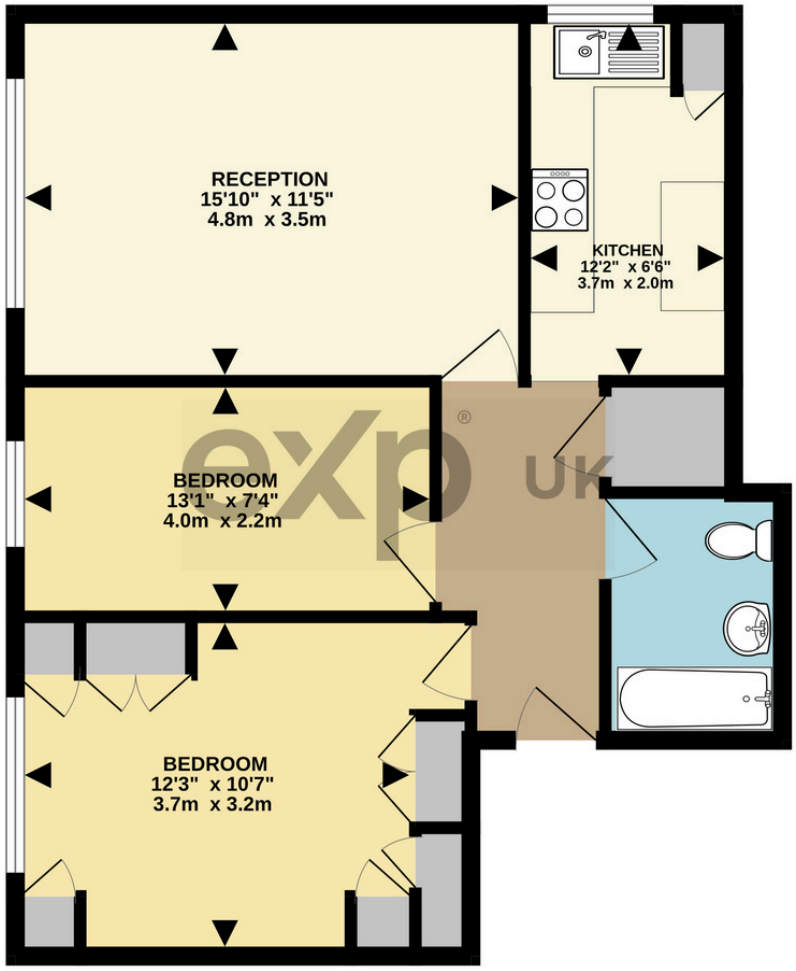






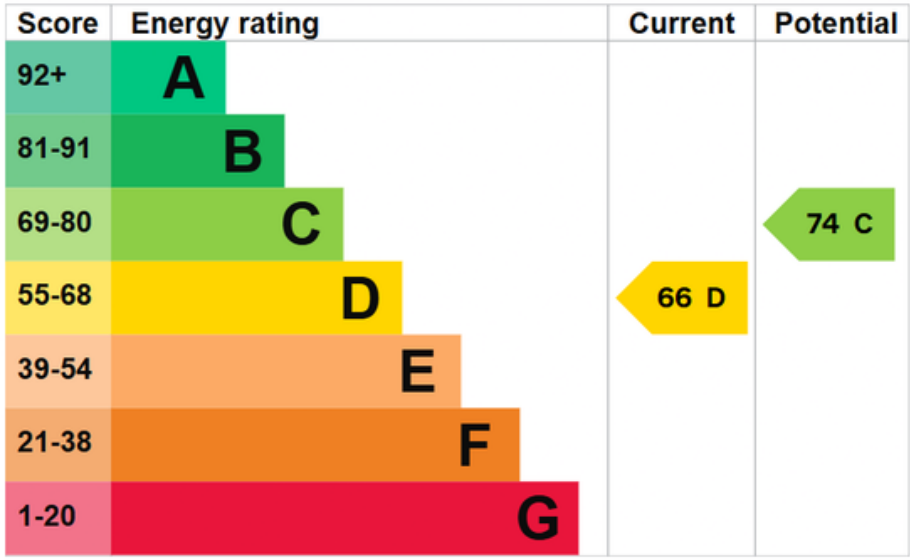
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TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold 169 years
Service Charge: £166.67 per annum
Ground Rent: N/A
Local Authority: London Borough of Redbridge
Council Tax: Band C - £2,039.63 per annum

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The Property Ombudsman