

Ilford Lane,  
Ilford IG1 2SD

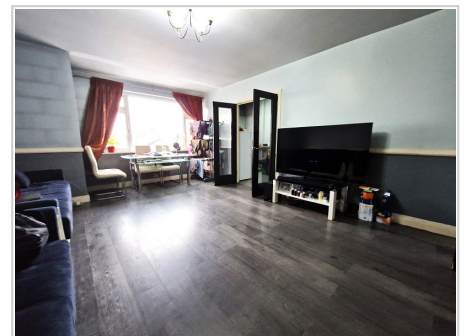
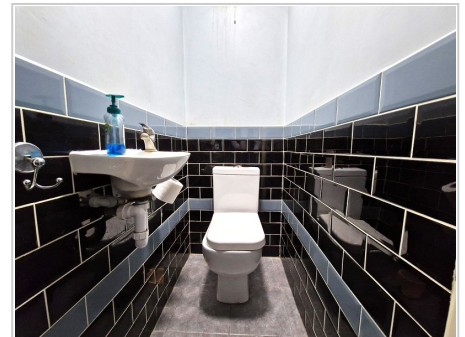
259,500



- Large Separate Living Room
- Modern Kitchen Diner
- 2 Double Bedrooms
- Separate Shower Room
- Separate WC
- Wood Floors Throughout
- Gas Central Heating
- Double Glazed
- New 125 Year Lease

Ref: PRA10566

Viewing Instructions: Strictly By Appointment Only



## General Description

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INVESTMENT OPPORTUNITY: This large 2 bed 1st floor flat is in very good condition throughout, located near the centre of Ilford Lane shopping centre and with access to all transport links CALL NOW

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## Accommodation

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### Entrance

Via a secured street door and stairs leading the first floor

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### Hallway

Doors to all rooms, wood floors, radiator

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### Living Room (19' 02" x 13' 04" ) or (5.84m x 4.06m)

Double glazed window, wood floors, radiator, storage cupboard, door to:-

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### Kitchen/Diner (13' 08" x 8' 04") or (4.17m x 2.54m)

Double glazed window, kitchen consisting of black gloss wall and base units with contrasting counter tops, built in gas hob, extractor hood, small breakfast bar, integrated oven and plumbed for washing machine, tiled splash backs and tiled floors

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### Bedroom 1 (10' 07" x 10' 01") or (3.23m x 3.07m)

Double glazed window, wood floors, large storage cupboard, radiator

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### Bedroom 2 (9' 06" x 8' 05" ) or (2.90m x 2.57m)

Double glazed window, wood floors, radiator

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### Shower Room

Modern separate shower room consisting of a large glass walk in shower cubicle with power shower, vanity unit wash hand basin, extractor fan, tiled wall and floors.

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### Separate Wc

Modern separate WC, consisting of, a low level WC and wall mounted wash hand basin, tiled walls and floors

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### Services

EPC Rating:72

### Tenure

We are informed that the tenure is Leasehold

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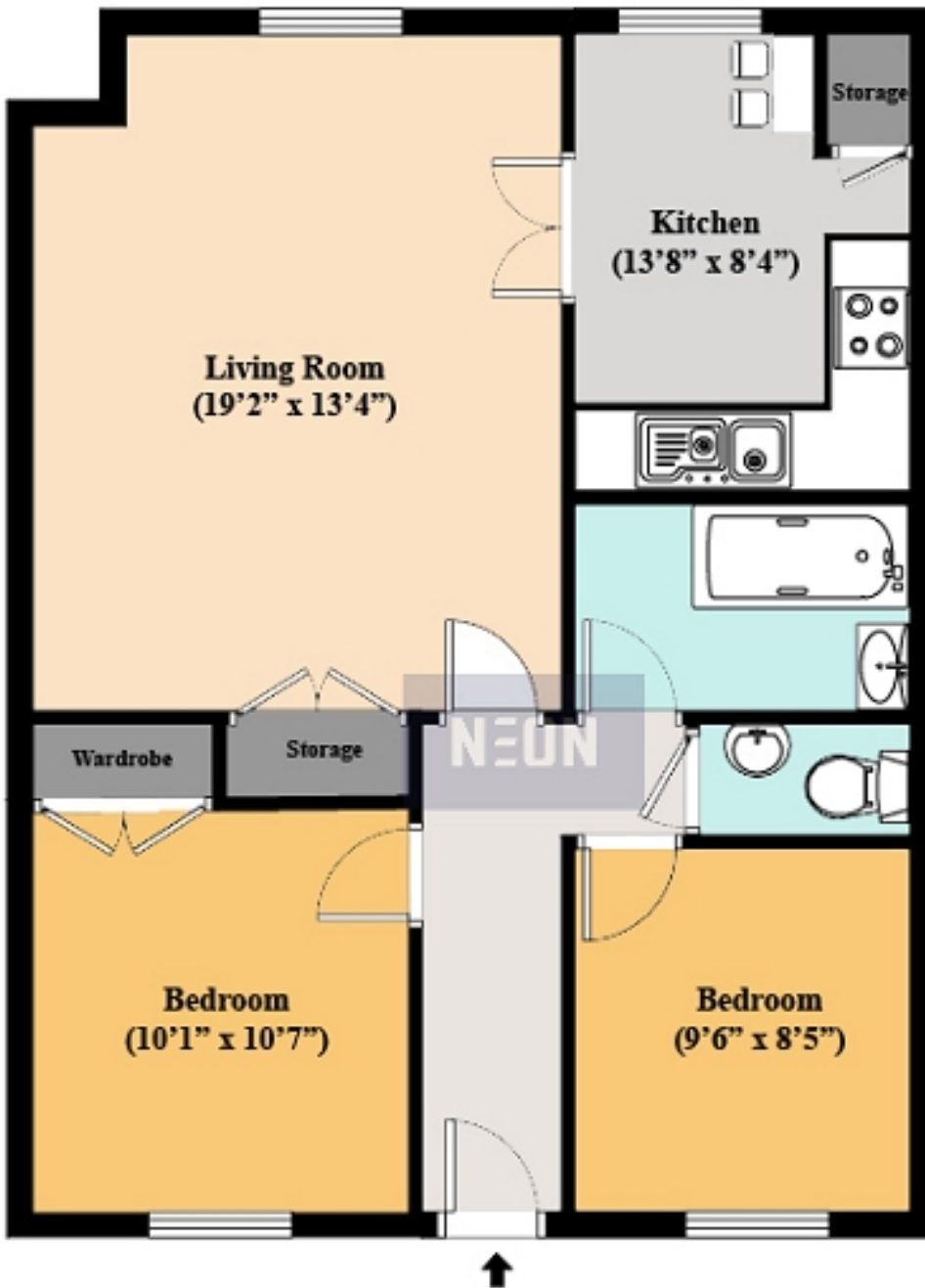
# Council Tax

Band Not Specified





Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Floor plans are indicative only and subject to change.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.