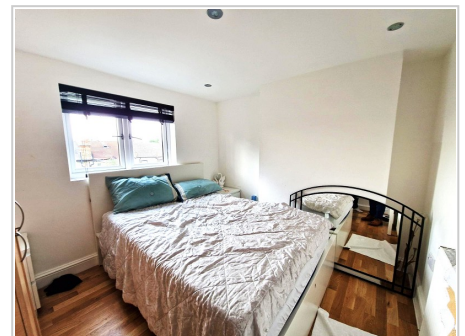


Kingston Road,
Ilford IG1 1PF

290,000



- Large Split Level Maisonette
- Own Private Entrance Door
- Spacious Living Room
- Separate Fitted Kitchen
- 1st Floor Family Shower Room WC
- Separate 2nd Floor WC
- 2 Double Bedrooms
- Gas Central Heating
- New 125 Year Lease + Zero Service Charge

Ref: PRA10653

Viewing Instructions: Strictly By Appointment Only

General Description

LARGE 2 BED SPILT LEVEL MAISONETTE. This spacious property is located with in easy reach of Ilford Lane shopping Centre Ilford station. CALL NOW

Accommodation

Private Entrance Door

Entrance Hall

Stairs to first floor

Living Room (15' 0" x 10' 9") or (4.57m x 3.27m)

Kitchen (10' 8" x 6' 10") or (3.24m x 2.08m)

Family Shower Room Wc

Second Floor Landing

Separate Wc

Bedroom 1 (9' 4" x 8' 9") or (2.85m x 2.66m)

Bedroom 2 (14' 10" x 5' 1") or (4.52m x 1.54m)

Services

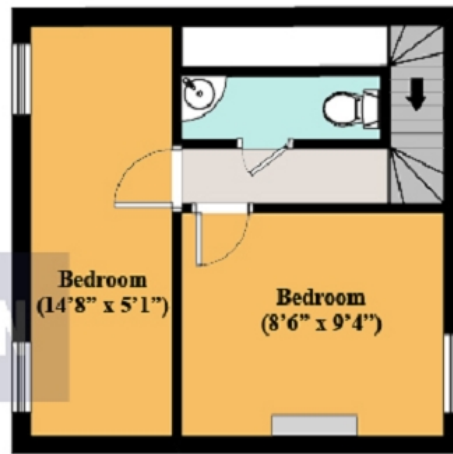
EPC Rating:57

Tenure

We are informed that the tenure is Leasehold

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.

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.