



**GROUND FLOOR VICTORIAN CONVERSION**

**DOUBLE BEDROOM**

**CLOSE TO ILFORD TRAIN STATION**

**MINUTES WALK TO EXCHANGE SHOPPING CENTRE**

**PRIVATE GARDEN**

**CHAIN FREE**



Asking Price £205,000

This one bedroom ground floor period conversion flat is situated within a short walk to Ilford Train Station and the Exchange Shopping Centre, Valentine Park and local amenities.

The property benefits from a cellar and rear garden as well as an open plan kitchen diner.

This is an ideal property for the first time buyer or an investor as it can also be extended subject to planning permission.

### **Entrance Hallway**

Entrance via own private front door. Doors to rest of the flat.

### **Kitchen/lounge 14ft 1in x 10ft 11in (4.29m x 3.32m)**

Range of wall and base units with stainless steel sink and gas hob with integrated electric oven and stainless steel chimney hood. Part tiled walls. Double glazed window, door to garden, dado rail

### **Bedroom 12ft 10in x 8ft 2in (3.91m x 2.49m)**

Good sized double bedroom. Double glazed door to garden.

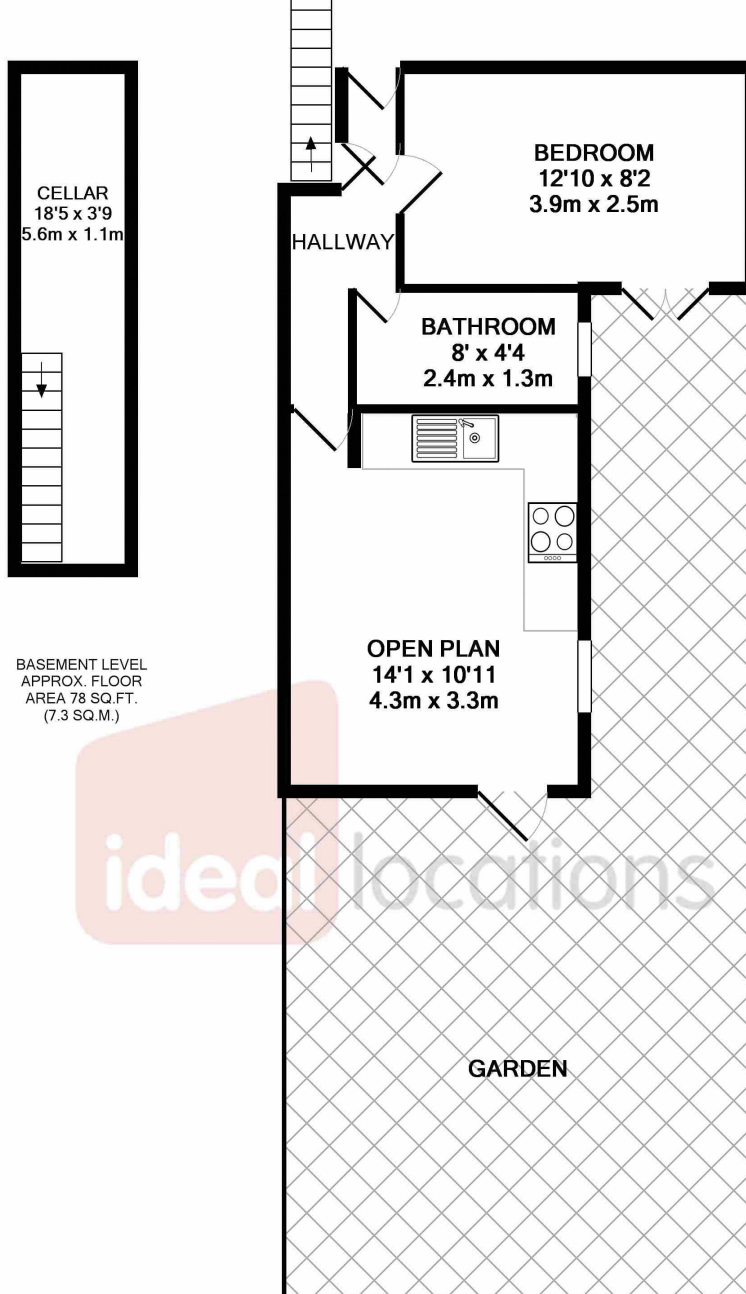
### **Bathroom 8ft x 4ft 4in (2.44m x 1.32m)**

Part tiled bathroom with obscure glazed window. Panel bath with shower mixer, close coupled WC, wash hand basin with mixer tap.

### **Lease Information**

167 years unexpired. Service charge £1000 per annum, Ground rent £10 per annum.

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