

PAYNE & Co

De Vere Gardens, Ilford

Guide Price £275,000 – £300,000

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Guide Price £275,000 – £300,000. For sale is this two-bedroom first-floor flat situated off The Drive and Wanstead Park Road in North Ilford. The property offers a lounge/diner, a separate kitchen, and two bedrooms. The seller advises that the property will be sold with a new lease of over 900+ years, a share of the freehold, and a parking space for one car.

The location provides good access to local schools and amenities. Valentines Park, a popular spot with open spaces and walking routes, is nearby. Ilford High Street, offering a range of shops, restaurants, and cafés, is within easy reach.

Public transport links include Ilford Station, which connects to London Liverpool Street in approximately 20 minutes and Stratford in around 12 minutes via the Elizabeth line, aiding commutes into central London. Bus services along The Drive and Cranbrook Road provide convenient options for local travel.

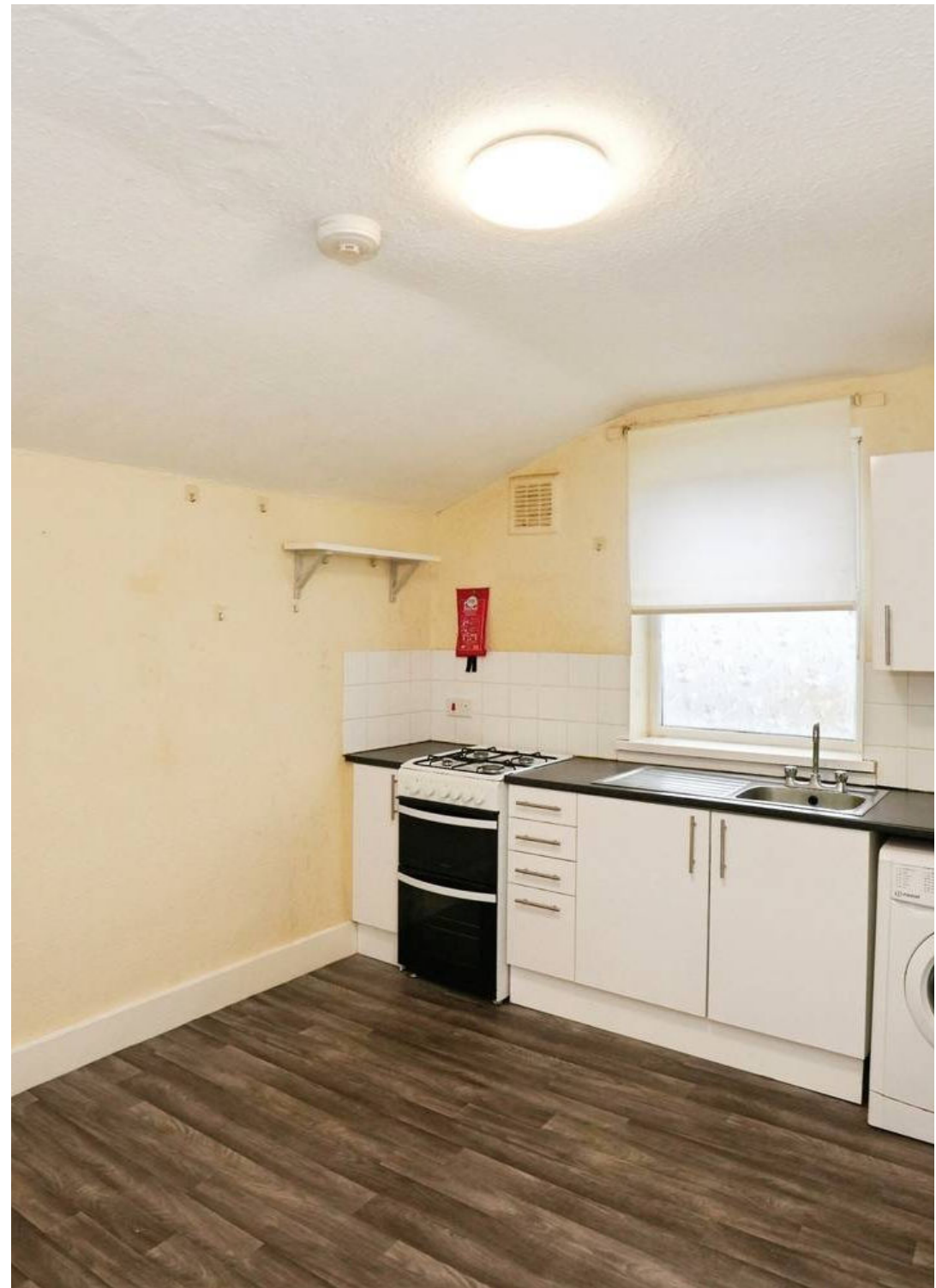
This flat would suit first-time buyers or investors seeking a well-located property with excellent access to Ilford's facilities.

Additional Note: If you are interested in purchasing both flats together as a freehold investment, the combined asking price is Guide Price **£600,000 – £625,000**.

Council Tax band: B

Tenure: Share of Freehold

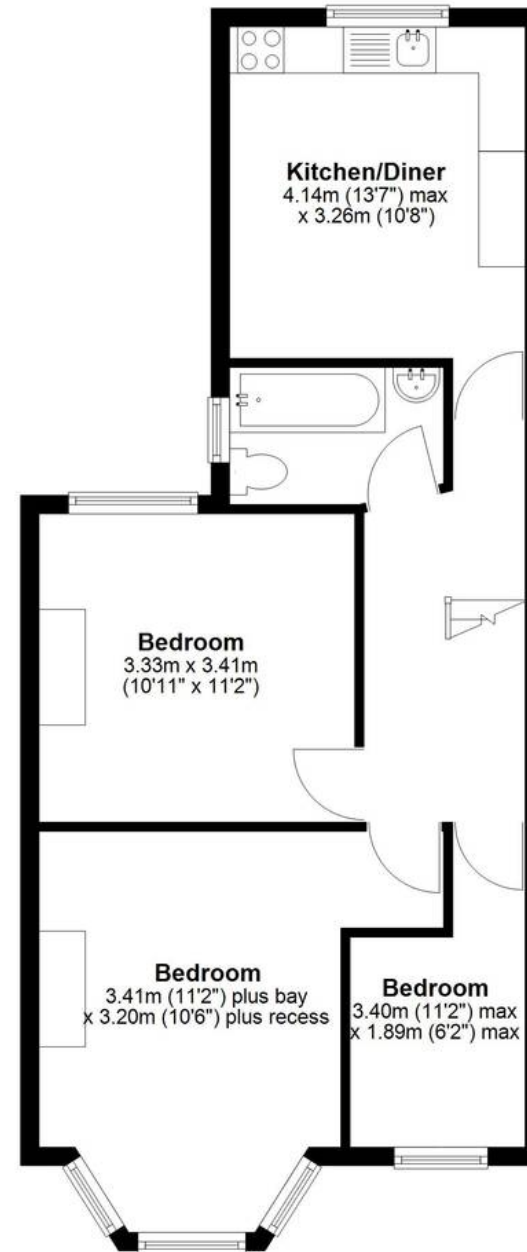
- Two-bedroom first-floor flat
- Lounge/diner
- New 900+ year lease on completion
- Allocated parking space
- Excellent transport links, including Ilford Station (Elizabeth line)





First Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Ground Floor

Approx. 2.0 sq. metres (22.0 sq. feet)



Total area: approx. 56.6 sq. metres (609.7 sq. feet)

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.
Plan produced using PlanUp.

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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.