

PAYNE & Co



Kensington Gardens, Ilford

Guide Price £210,000

Leasehold Information: Term of Lease: 99 years from 1.1.1989 (approximately 62 years remaining). We have been advised by our vendor that the service charge is £234 per month, the ground rent is £247 per annum. Prospective purchasers are advised to verify these details via their legal representative.

Guide Price £210,000 – £220,000. This first floor flat is for sale in Ilford and offers one bedroom, an open-plan reception room and kitchen, and a shower room. The open-plan layout combines the lounge, dining area and kitchen into a single flexible living space.

The property is situated within reach of Ilford's range of local amenities, including shops, cafés and services on and around Ilford High Road and Cranbrook Road. Nearby parks such as Valentines Park provide green space, walking routes and leisure facilities.

The flat is well placed for public transport links. Ilford Station (Elizabeth line) offers services to central London, including Liverpool Street in around 15–20 minutes and Tottenham Court Road in under 25 minutes, subject to timetables. Local bus routes provide further connections across Ilford, Gants Hill and surrounding areas.

There are nearby schools in the Ilford area, making the location practical for access to primary and secondary education. The mix of transport connections, local amenities and parks may appeal to first time buyers and investors looking for a one bedroom flat in this part of Ilford.

Leasehold Information: Lease term: 29 September 1977 to 28 September 2166 (Approx. 140 years remaining) We have been advised by the vendor that the service charge is £820 per year and there is no ground rent. Prospective purchasers are advised to verify these details via their legal representative.

London Borough of Redbridge

Tax Band B – £1,784.67 per annum (2026/2027)

Tenure: Leasehold | EPC Energy Efficiency Rating: D

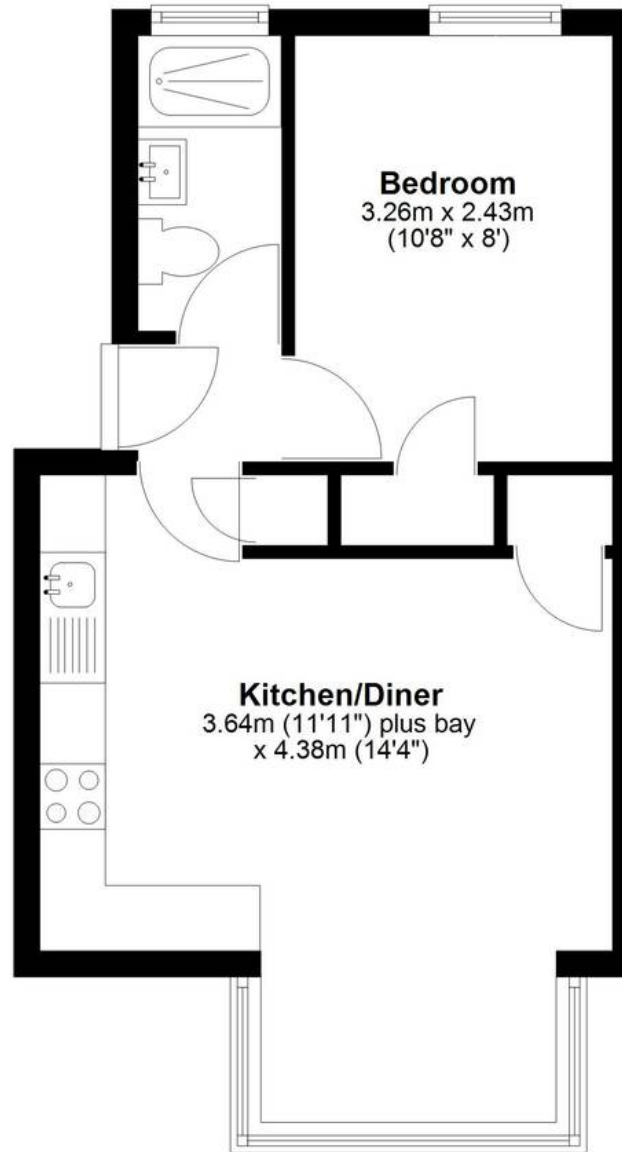
- First floor one bedroom flat
- Open-plan lounge and kitchen
- Shower room
- Near Valentines Park green space
- Ideal for first-time buyers
- Attractive option for investors





First Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



Total area: approx. 29.6 sq. metres (318.9 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 give.

Plan produced using PlanUp.

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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.