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Ley Street, Ilford

Ilford

Guide Price £300,000 - £315,000

Guide Price: £300,000 - £315,000. This two-bedroom flat is offered for sale in immaculate condition and is likely to appeal to first-time buyers and investors. The property provides one reception room, a kitchen and a bathroom, offering a practical layout for everyday living. Located in Ilford, the flat benefits from good access to local amenities, including shops, cafés and services in and around Ilford town centre and the Exchange Ilford shopping centre. There are several green spaces nearby, such as Valentine's Park, providing walking routes, sports facilities and children's play areas. The area is well served by schools, with a range of primary and secondary options within the wider Ilford locality, making the flat suitable for buyers who prioritise access to education. Public transport connections are a key feature of this location. Ilford station (Elizabeth line) provides services into Stratford in around 10 minutes and Liverpool Street in approximately 20 minutes, with onward links across central London. Local bus routes run along nearby main roads, connecting to surrounding districts. The property has an EPC rating of C, indicating a reasonable level of energy efficiency. Overall, this flat presents a straightforward, well-located option for buyers seeking a two-bedroom home in Ilford.
Term of Lease - 999 years from 29 September 1968 (approximately **941 years remaining**). We have been advised by our vendor that the service charge is **£0pa and Ground rent is £20pa. Prospective purchasers are advised to verify these details via their legal representative.**

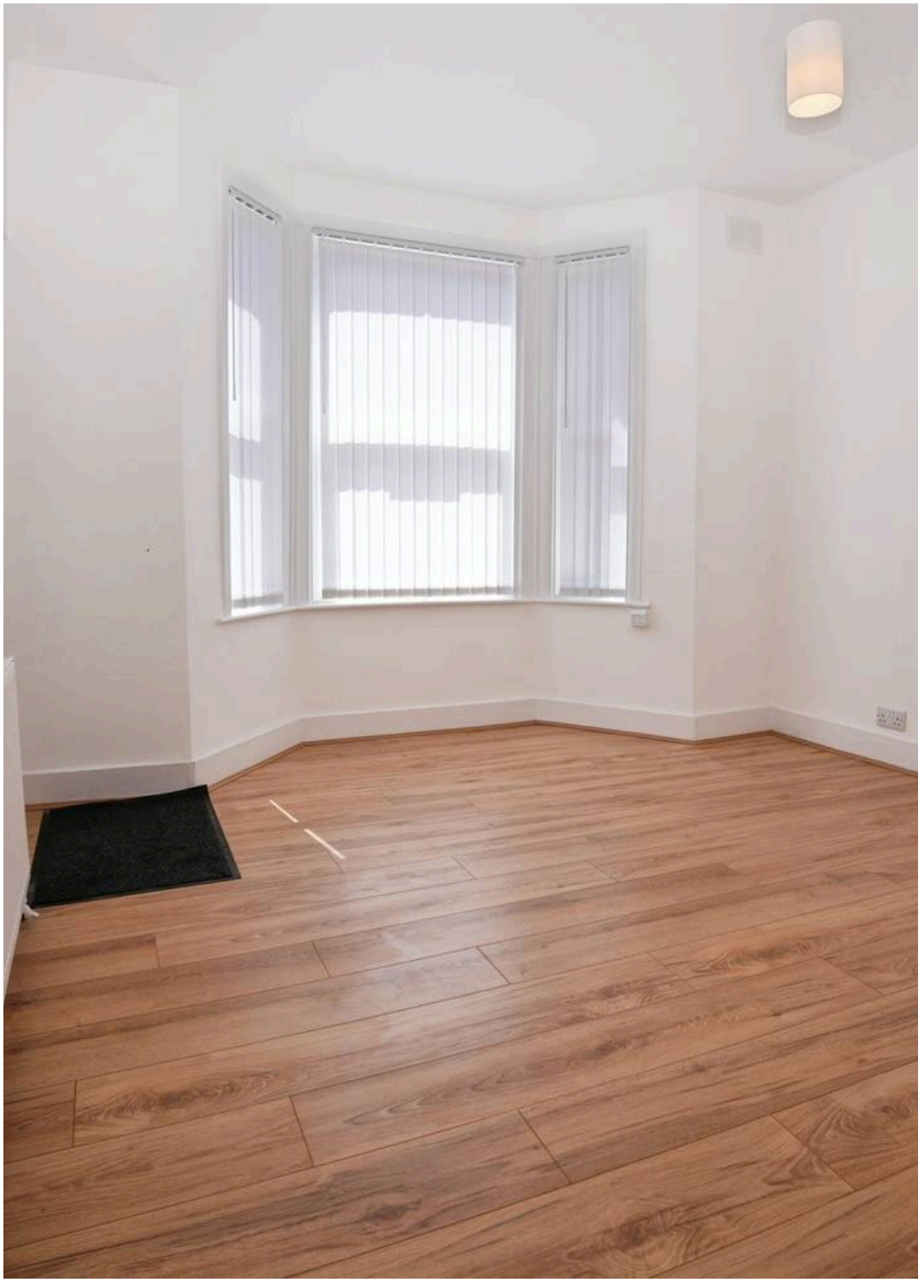
London Borough of Redbridge: Tax Band B – **£1,784.67 per annum (2026/2027)**

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Chain free
- Ground floor flat
- Two bedrooms
- Long lease (941 years Approx)
- Private garden
- Walking distance to Ilford station
- Close to Valentines park



Ground Floor

Entrance

Bedroom
13' 0" x 11' 7" (3.96m x 3.53m)

Hallway

Bedroom
11' 8" x 11' 2" (3.56m x 3.40m)

Bathroom

Reception
12' 10" x 9' 4" (3.91m x 2.84m)

Kitchen
9' 4" x 7' 0" (2.84m x 2.13m)

Storage Cupboard

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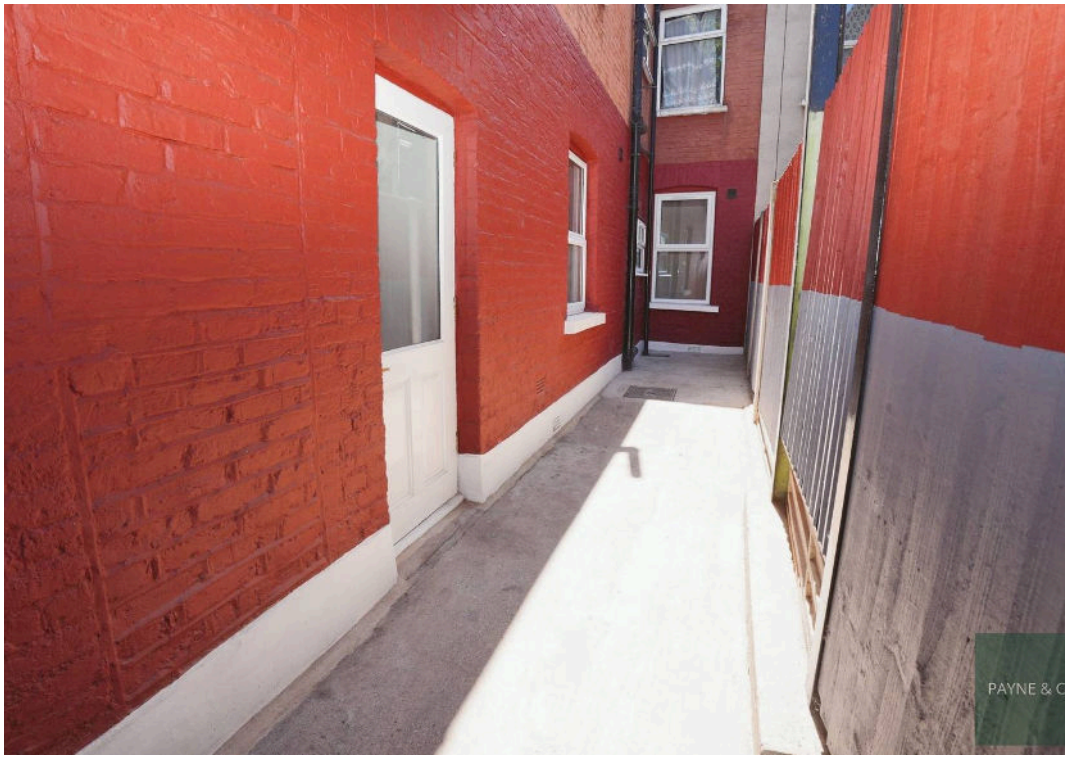
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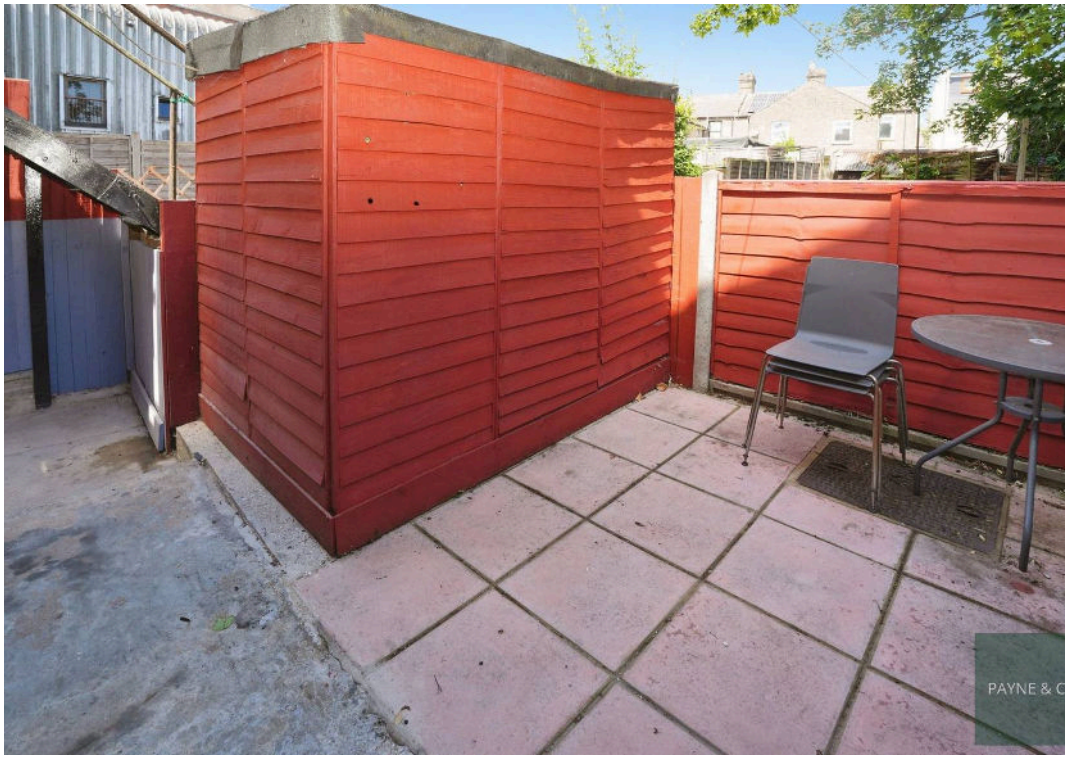
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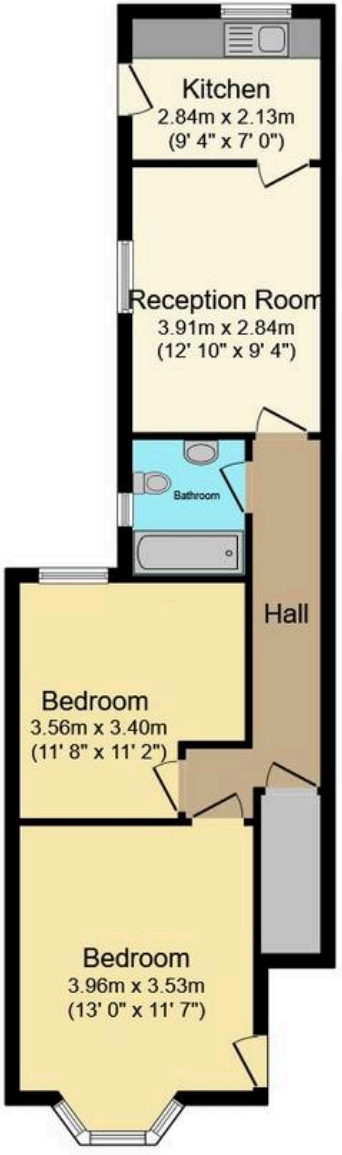

Floor Plan

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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