

PAYNE & Co



53 The Drive, Ilford

Ilford

Guide Price £280,000 - £300,000

Guide Price: £280,000 - £300,000. This two-bedroom flat is for sale in Ilford and is presented in good condition. The property offers one reception room, one kitchen and one bathroom, making it suitable for first time buyers or investors seeking a practical layout. The flat is situated within reach of Ilford town centre, which provides a range of shops, cafés and everyday amenities. Valentine's Park is nearby, offering open green space, walking routes and recreational facilities. Public transport links are accessible, with Ilford station on the Elizabeth line providing services into London Liverpool Street in around 20–25 minutes and to Stratford in approximately 10 minutes, subject to timetable. Local bus routes operate along surrounding roads, connecting to neighbouring areas and additional rail and Underground services. The area has a selection of primary and secondary schools within Ilford and the wider Redbridge area. These offer a range of state and faith options, giving buyers the opportunity to choose from several local education providers. Overall, this flat provides a functional base in Ilford with access to transport, schools and green spaces, and may appeal to those looking for a home or investment in the area.

Term of Lease: 125 years from 1 January 2011 (approximately 109 years remaining). We have been advised by our vendor that the service charge is £600.00 per annum and the ground rent is £100 per annum. Prospective purchasers are advised to verify these details via their legal representative

The property falls within Council Tax Band B (£1784.67)

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Leasehold: 125 years from 1 January 2011 (109 Years approx.)
- No Onwards Chain
- Two Bedrooms
- Ideal for First-time Buyers
- Ideal Investment opportunity
- Close to Ilford Town Centre



Ground Floor Entrance

Hallway

Reception

17' 5" x 11' 11" (5.31m x 3.63m)

Kitchen

13' 1" x 6' 2" (3.99m x 1.88m)

Bathroom

Bedroom

21' 8" x 9' 10" (6.60m x 3.00m)

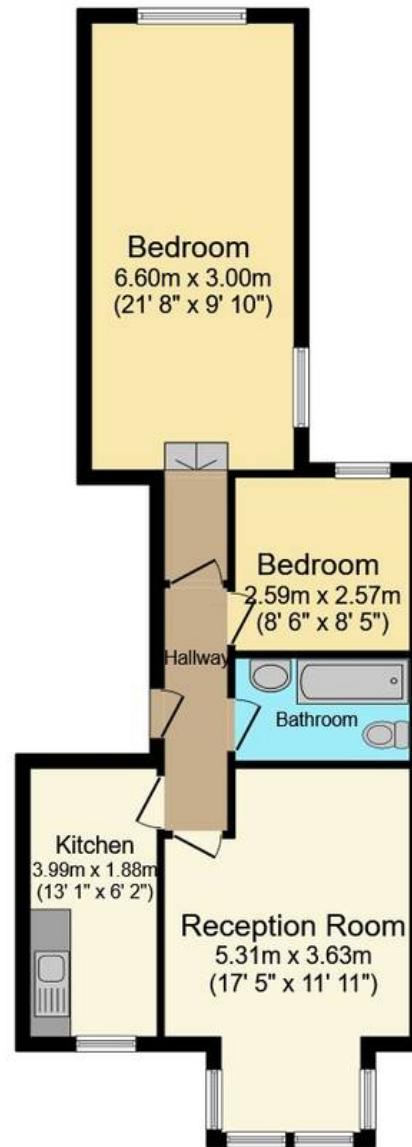
Bedroom

8' 6" x 8' 5" (2.59m x 2.57m)









First Floor



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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.