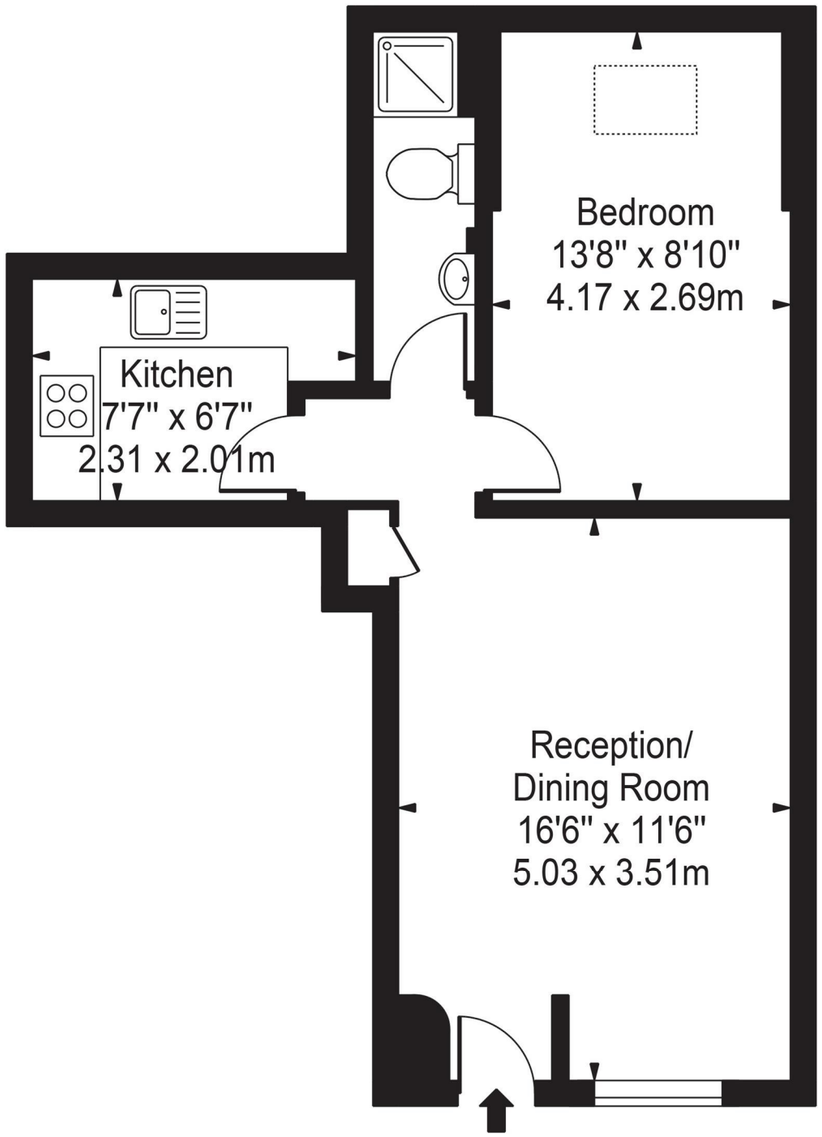
# Aldborough Road South

Approx. Gross Internal Area 428 Sq Ft - 39.76 Sq M




Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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PETTY SON & PRESTWICH
EST.1908

## Aldborough Road South, Ilford

### £240,000 Leasehold - Share of Freehold

- Communal Garden
- One bedroom Victorian conversion
- Allocated communal parking
- 0.5 miles to Newbury Park Underground Station
- Private entrance door
- Excellent condition
- Share of the freehold
- 0.3 Miles to Seven Kings Underground Station

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# Aldborough Road South, Ilford

Rarely available to the market, Petty Son & Prestwich are delighted to present for sale this stylish one-bedroom apartment, complete with a share of the freehold.

1 | 1 | 1 | C | Council Tax Band: B

Set on the ground floor of an impressive Victorian conversion, the property benefits from allocated communal parking and a communal garden, whilst the building's exterior has been sandblasted to reveal the original and charming Victorian brickwork, showcasing exceptional character and grandeur.

Stepping inside, the apartment boasts a contemporary, move-in-ready interior featuring a spacious lounge/dining area, a modern fitted kitchen, and a sleek fully tiled shower room.

The double bedroom offers generous space for a large wardrobe and additional furniture and is enhanced by an attractive skylight that floods the room with natural light.

Ideally situated, the property is just 0.5 miles from Newbury Park Central Line Station and 0.3 miles from Seven Kings (Elizabeth Line), as well as several regular bus routes providing excellent transport links to Ilford, Romford, and the surrounding area.

Lease Information: 999 Years from 11 February 2019 (992 years currently remain)
Service Charge: £1015 Per Annum
Ground Rent: N/A
EPC Rating: C72
Council Tax Band: B
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

### Reception Room
16'6" x 11'6"

### Kitchen
7'7" x 6'7"

### Bedroom
13'8" X 8'10"