







Airthrie Road, Ilford

£260,000 Leasehold

- Generously proportioned two bedroom apartment
- Shared driveway
- Loft space with potential to extend (STPP)
- 0.4 Miles from the Elizabeth Line
- Close to good schools & leisure facilities
- Top floor conversion
- Own private entrance door
- Separate kitchen
- 0.3 Miles from Goodmayes Park
- Chain free

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**SOLD BY PETTY SON & PRESTWICH* Petty Son & Prestwich are thrilled to offer this generously proportioned Two bedroom, split level apartment, boasting excellent transport links, green spaces, and top-rated schools just moments away, this property is perfect for professionals, young families, or investors alike.*

SOLD BY PETTY SON & PRESTWICH Conveniently situated just 0.4 miles from Goodmayes Station (Elizabeth Line), commuting into central London is quick and effortless. Enjoy the outdoors with Goodmayes Park only a short 0.2-mile stroll away. For families, the location couldn't be better as Goodmayes Primary School is just 100 yards from your doorstep, and Mayfield School & Leisure Centre (with swimming facilities) is also within 0.2 miles on foot.

Accessed via its own private front door with no need to pass through a communal lobby, this chain-free apartment offers spacious, well-laid-out accommodation. The generous lounge features a bright bay window, while the large kitchen and bathroom both benefit from natural light and ventilation through external windows. Two well-sized bedrooms complete the accommodation to this floor.

The property also benefits from a converted loft space with an additional shower room—ideal for storage or further development subject to planning. Shared off-street parking adds further convenience.
Please note: The apartment is offered with a lease of 53 years, which has been reflected in the pricing and should be considered when making an offer.

EPC Rating: D58
Council Tax Band: C
Service Charge: N/A
Ground Rent: N/A
Lease Information: 99 years from 25th December 1979 (53 years currently remain)
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
14'3" x 13'3"

Kitchen
10'4" x 7'10"

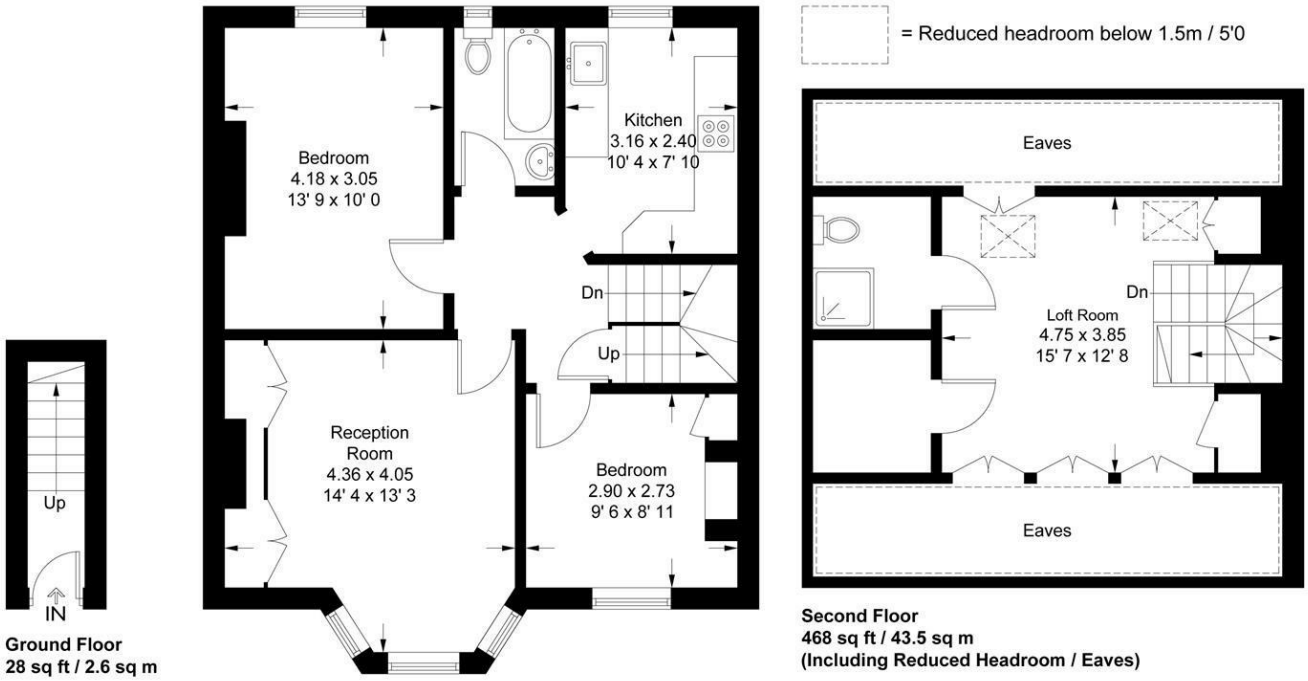
Bedroom
13'8" x 10'0"

Bedroom
9'6" x 8'11"

Loft room
15'7" x 12'7"

Airthrie Road

Approximate Gross Internal Area = 956 sq ft / 88.8 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 159 sq ft / 14.8 sq m
Total = 1115 sq ft / 103.6 sq m



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