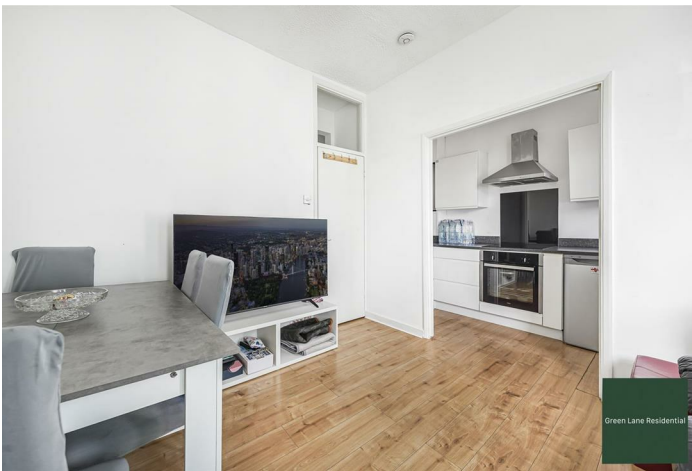


LEASEHOLD



Flat (EPC Rating: D)

56D EMPRESS AVENUE, ILFORD, IG1 3DD

Offers over

£210,000

Green Lane Residential

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D

# 1 Bedroom Flat located in Ilford

A stylish and fully modernised one bedroom, first floor conversion, offering a move-in ready home in a highly convenient Ilford location.

The property was comprehensively refurbished in 2017 and is finished to a good modern standard throughout, making it an ideal low maintenance purchase for both first time buyers and investors.

One of the key advantages of this home is its strong long-term fundamentals, including a 140 year lease, low annual service charge and ground rent of £200 per annum, offering an attractive and predictable cost profile compared to similar properties in the area.

Internally, the property offers a bright and well-proportioned living space, a modern fitted kitchen, a comfortable double bedroom and a contemporary bathroom suite. The layout efficiently maximises usable space and natural light throughout.

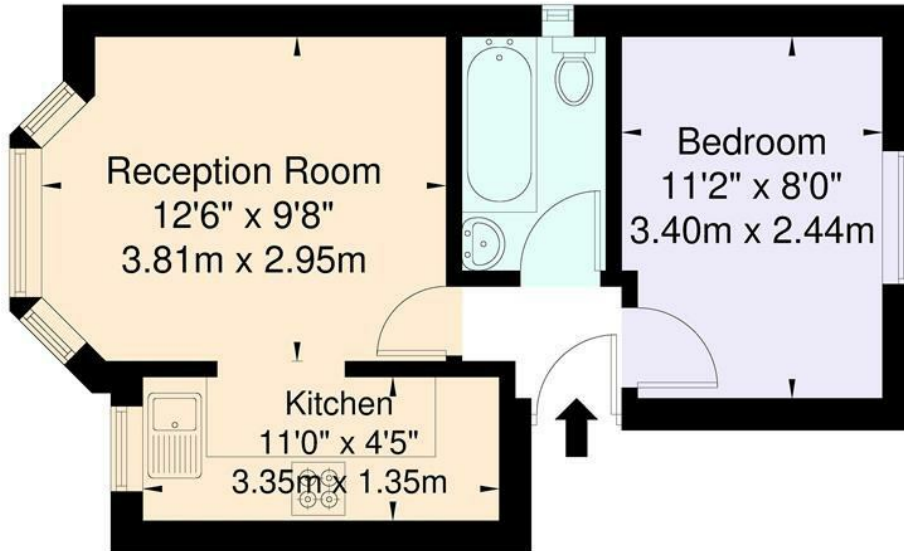
This property represents a strong opportunity for buyers seeking a low maintenance home or investment in a well connected location, with excellent transport links and local amenities nearby





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Empress Avenue, IG1 3DD  
 Approximate Gross Internal Area = 32 sq m / 344 sq ft



Second Floor

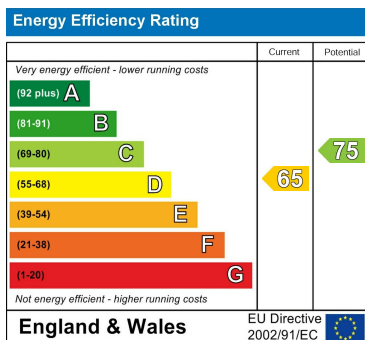
For Illustration Purposes Only - Not To Scale

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, 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.

Council Tax Band

**B**

Energy Performance Graph



Call us on

**02081293838**

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[greenlaneresidential.co.uk](http://greenlaneresidential.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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