



Royston Gardens, Ilford, IG1 3ST

Offers In Excess Of £350,000





Royston Gardens

Ilford, IG1 3ST

Local Authority: Redbridge

Tax Band: C

- THREE DOUBLE BEDROOMS
- WANSTEAD PARK AND EPPING FOREST WITHIN WALKING DISTANCE
- 983 YEARS REMAINING ON LEASE
- WALKING DISTANCE TO WANSTEAD HIGH STREET SHOP & CONVENIENCES
- GATED PARKING
- WALKING DISTANCE TO REDBRIDGE AND WANSTEAD STATIONS (CENTRAL LINE)
- GROUND FLOOR FLAT WITH DIRECT ACCESS TO COMMUNAL GARDENS

Nestled in the charming area of Royston Gardens, Ilford, this delightful flat offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The property also benefits from parking for one vehicle, a valuable asset in this bustling area.

Royston Gardens is a peaceful location, yet it remains well-connected to local amenities and transport links, making it easy to explore the vibrant surroundings of Ilford and beyond. Wanstead Park and Epping forest are within short walking distance.

This flat presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the chance to make this charming flat your new home.



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ENTRANCE HALL 23'4" x 31'1" (7.13m x 9.5m)
Carpeted, painted walls, radiator, light fitting, double storage closet, intercom entry system, and doors leading to living room, kitchen and three bedrooms and bathroom.

LIVING ROOM 12'6" x 11'8" (3.80m x 3.55m)
Carpeted, painted walls, light fitting, radiator, double-glazed window and double-glazed sliding door leading to outside communal gardens and car park.

KITCHEN 13'9" x 9'0" (4.18m x 2.75m)
Linoleum flooring, spot-lighting, part-painted/part-tiled walls, fully-fitted kitchen with space for washing machine, space for large fridge/freezer, integrated gas hob with 4 burners, built-in over/grill, extractor fan unit and double glazed windows.

BEDROOM 1 10'1" x 11'8" (3.07m x 3.55m)
Carpeted, painted walls, light fitting, radiator, double-glazed window and fitted closet.



BEDROOM 2 10'1" x 9'0" (3.07m x 2.75m)
Carpeted, painted walls, light fitting, radiator, double-glazed window and fitted closet.

BEDROOM 3 6'8" x 6'7" (2.03m x 2.00m)
Carpeted, painted walls, light fitting, radiator, double-glazed window and fitted closet.

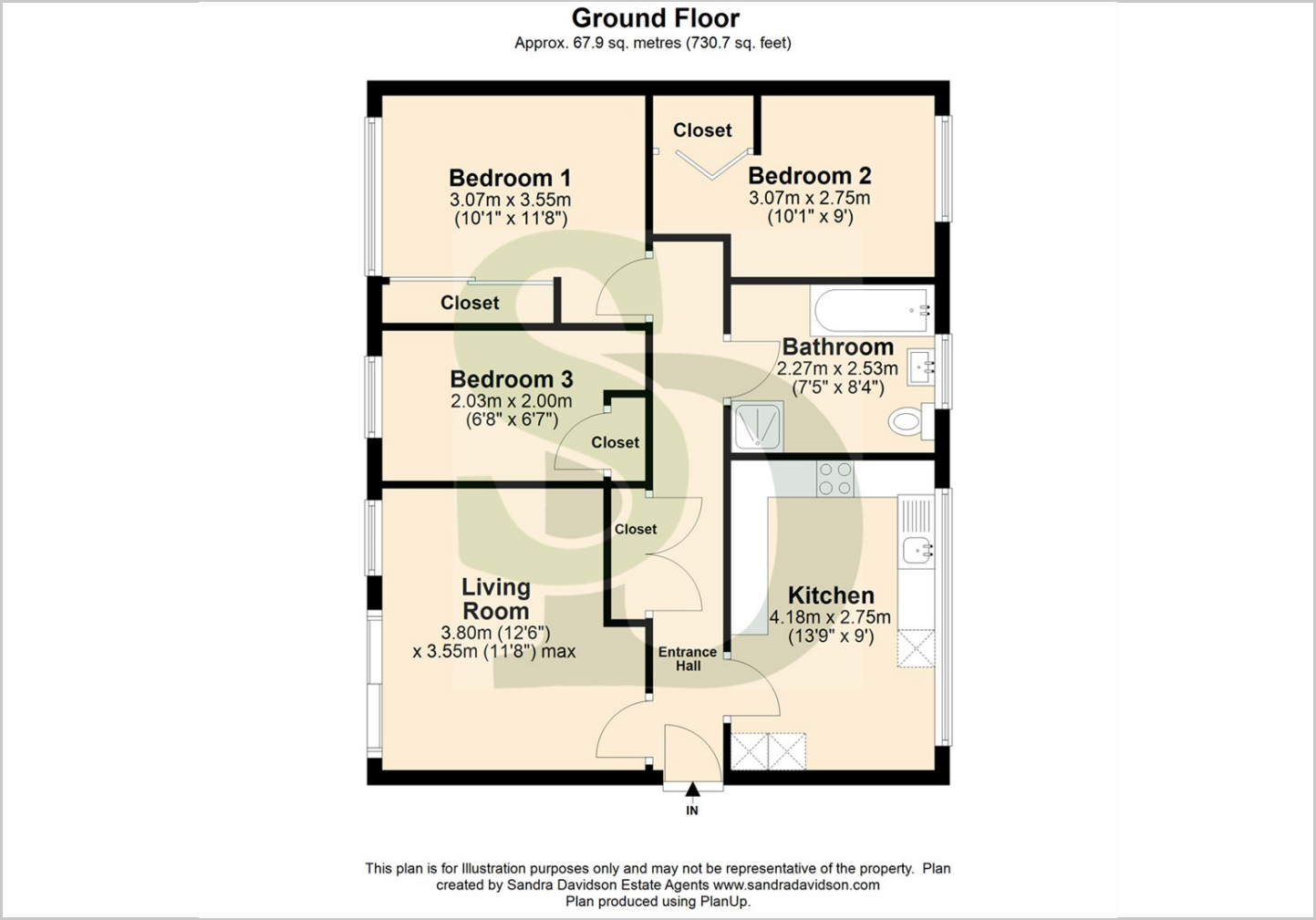
BATHROOM 8'3" x 7'5" (2.53m x 2.28m)
Tiled flooring, spot-lighting, part-painted/part-tiled walls, bath and separate shower enclosure, low-level W.C., hand-wash basin and double glazed window.

LEASEHOLD INFO & DISCLAIMER
983 Years remaining on lease, £50pa Ground Rent, Circa £2000pa service charge. Sandra Davidson has not tested any services or appliances in the property.





Floor Plans



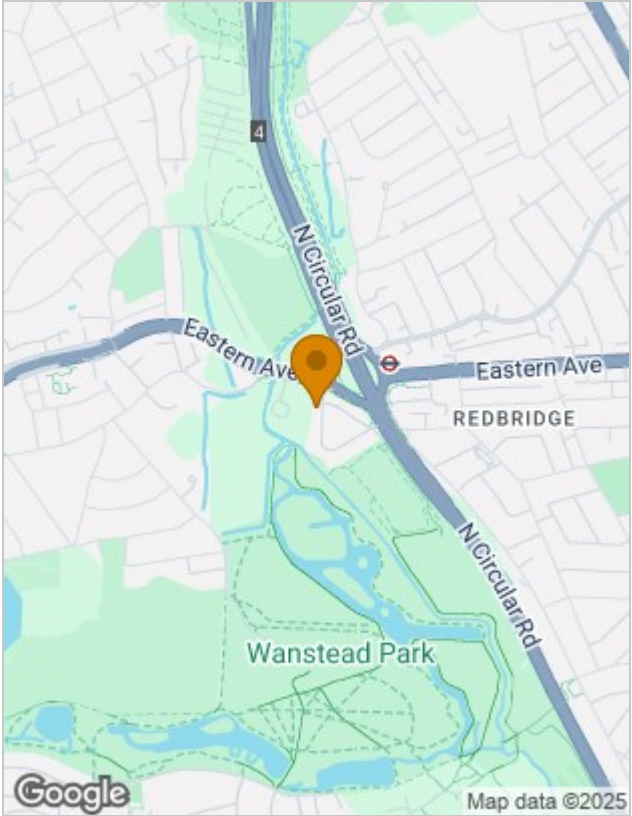
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

10 Roding Lane South, Essex, IG4 5NX
Tel: 020 8551 0211 Email: redbridge@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC