



Glencoe Avenue, Ilford, IG2 7AJ

Offers In Excess Of £250,000



# Glencoe Avenue

Ilford, IG2 7AJ

- EPC - D
- GOOD CONDITION
- GAS CENTRAL HEATING
- CASH BUYERS ONLY
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- LOW LEASE
- DOUBLE GLAZED WINDOWS

## CASH BUYERS ONLY

Nestled on Glencoe Avenue in the vibrant area of Ilford, this charming ground floor flat presents an excellent opportunity for cash buyers seeking a comfortable living space. The property features two well-proportioned bedrooms, making it ideal for small families or professionals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a versatile space for relaxation and entertainment. The flat is equipped with double glazed windows, ensuring a warm and quiet environment, while the gas central heating provides efficient warmth during the cooler months.

One of the standout features of this property is the large private garden, perfect for those who enjoy outdoor living or gardening. This expansive outdoor space offers a wonderful area for children to play, or for hosting summer gatherings with friends and family.

The flat is being sold with a 65-year lease, and it is important to note that the freeholder is currently absent, with the freehold held by the Crown. This may present a unique opportunity for buyers looking to invest in a property with potential for future value.

Located in Ilford, residents will benefit from a range of local amenities, including shops, schools, and excellent transport links, making it easy to commute to central London and beyond.

This property is a rare find and offers a fantastic opportunity for those looking to make their mark in a desirable area. If you are a cash buyer seeking a flat with character and potential, this could be the perfect home for you.



## COMMUNAL ENTRANCE

## ENTRANCE TO FLAT

RECEPTION ROOM 14'7" x 10'3" (4.46m x 3.13m)

BEDROOM ONE 11'10" x 10'4" (3.63m x 3.16m)

KITCHEN 10'4" x 7'5" (3.15m x 2.27m)

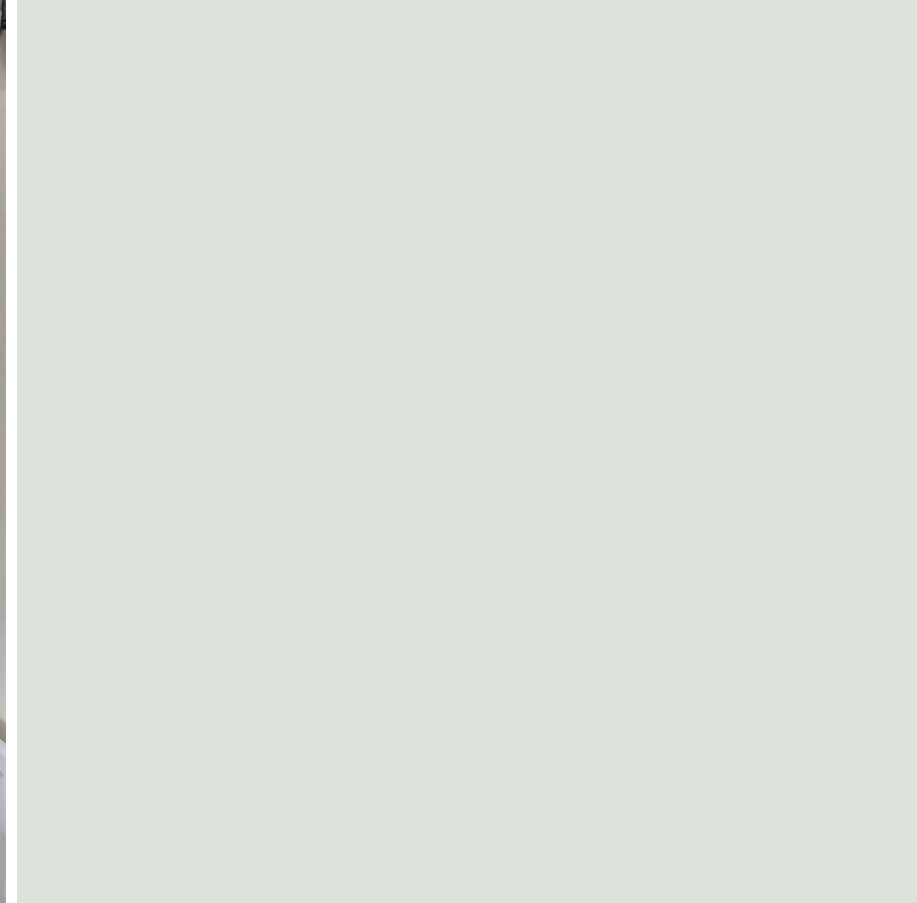
BATHROOM  
8'0" max x 6'2" max (2.46m max x 1.90m max)

BEDROOM TWO 11'6" x 8'2" (3.52m x 2.49m)

## EXTERIOR

## AGENTS NOTE





Directions





## Floor Plans



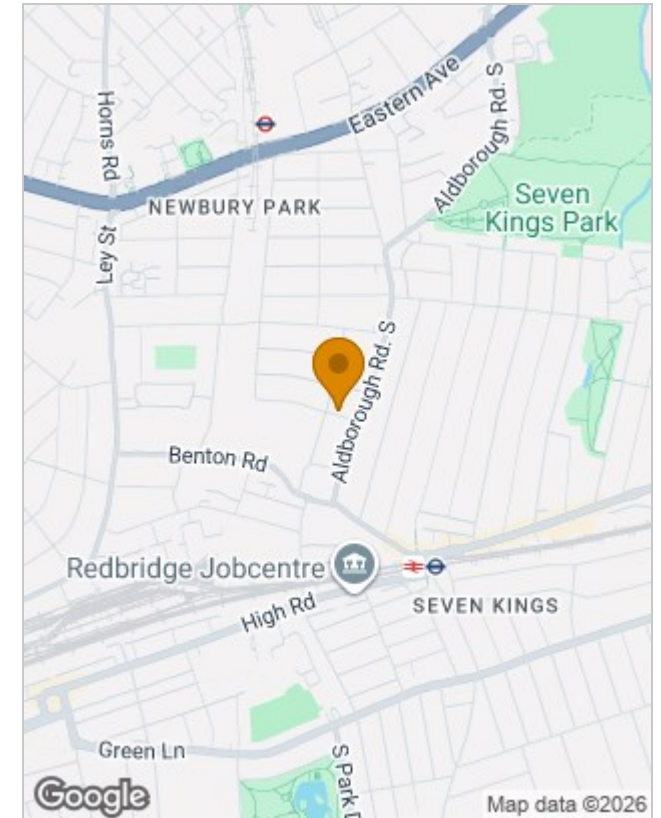
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

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## Location Map



## Energy Performance Graph

