



Richmond Road, Ilford, IG1 1JY

£250,000

1 1 1 C



£250,000

# Richmond Road

Ilford, IG1 1JY

- EPC RATING C
- Lounge
- Bathroom
- Circa 121 year lease
- One bedroom
- Kitchen
- Off street parking
- Shared garden

Nestled on Richmond Road in the vibrant area of Ilford, this charming flat conversion offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-proportioned reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with essential amenities for your daily needs.

One of the standout features of this flat is the off-street parking, allowing for hassle-free vehicle access in a bustling area. Additionally, residents can enjoy the shared communal garden, a lovely space to unwind and connect with neighbours amidst greenery.

The location is particularly advantageous, being in close proximity to Ilford town centre, where a variety of shops, restaurants, and local services are readily available. For those who commute, the nearby Elizabeth Line station offers excellent transport links, making travel to London and beyond both quick and convenient.

With a lease of approximately 121 years, this property presents a fantastic opportunity for first-time buyers or investors looking to enter the market in a desirable area. This flat combines modern living with the charm of a conversion, making it a must-see for anyone seeking a new home in Ilford.



## ENTRANCE

## LOUNGE

15'5" x 11'5" (4.70m x 3.50m)

## KITCHEN

10'9" x 9'10" (3.30m x 3.00m)

## BEDROOM ONE

14'1" x 10'5" (4.30m x 3.20m)

## BATHROOM

7'2" x 4'11" (2.20m x 1.50m)

## EXTERIOR

## PARKING

## AGENTS NOTE





## Directions

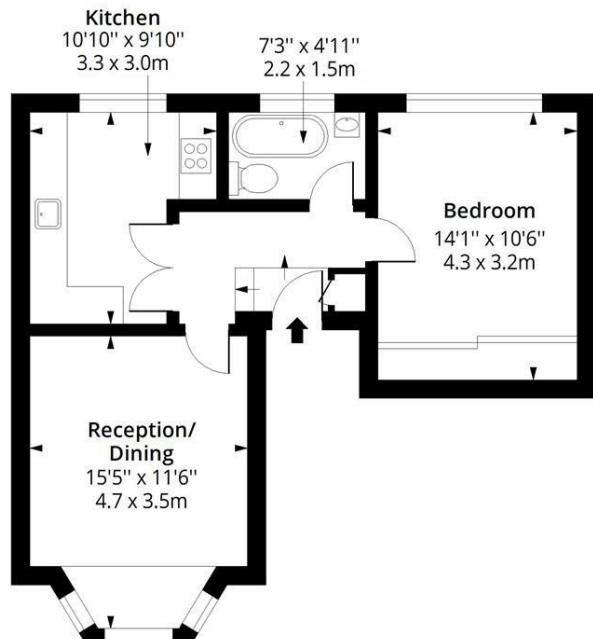




## Floor Plans

### Richmond Road, IG1

Approx. Gross Internal Area 516 Sq Ft - 47.94 Sq M



### First Floor

Floor Area 516 Sq Ft - 47.94 Sq M

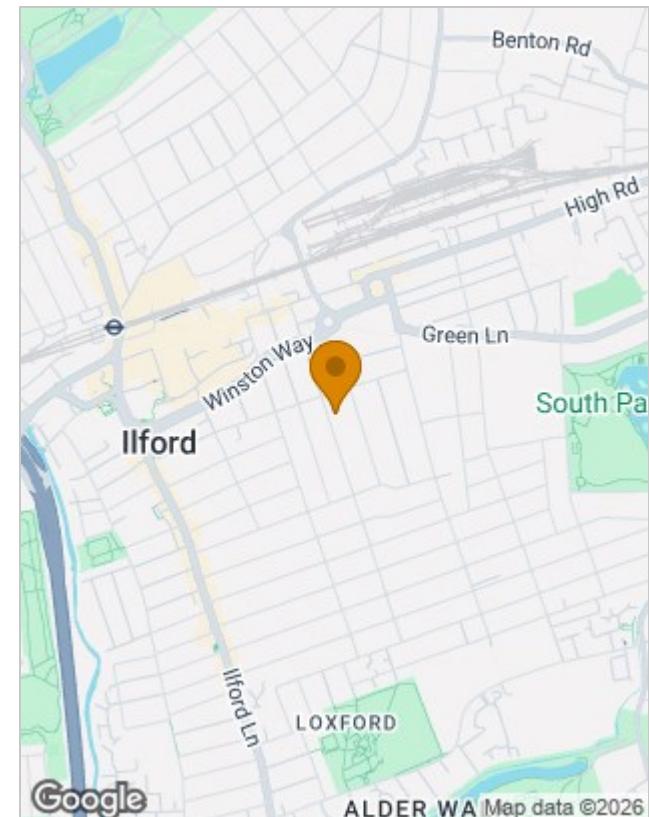


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

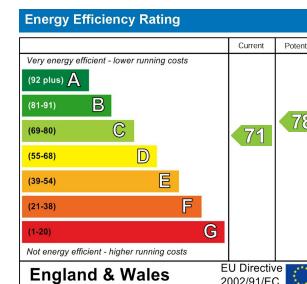
Date: 24/1/2026

lpaplus.com

## Location Map



## Energy Performance Graph



## 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.