



## 2 bed flat to buy in E7

Odessa Road, London, London, E7 9DY

**£275,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ 2 Bedrooms
- ✓ 1 Bathroom
- ✓ Fitted Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to offer this 2 Bedroom Flat on first floor for Sale in Brooks Mansion, Green Lane, Ilford, IG3 9RU. The property is offers fitted kitchen, two bedrooms, one reception room, one bathroom, and balcony. The property is located 9 minutes walk from Goodmayes Station. You can also expect excellent links to major roads leading in and out of London and and all local amenities on your doorstep.

For more information or to please call us. The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 77

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £550.00

Price: Starting Bid £275,000

Property Type: Flat

Parking: Residents

Year built: 1930

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

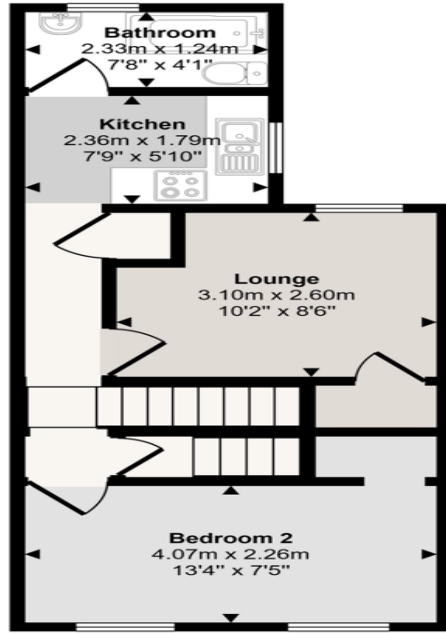
Water meter: Yes

Sewerage: Standard UK domestic

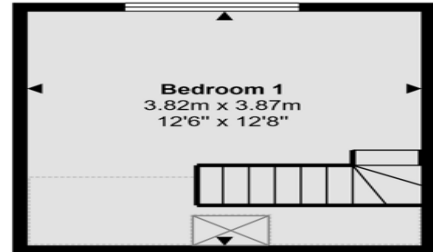
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



**First Floor**  
Approx 35 sq m / 375 sq ft



**Second Floor**  
Approx 15 sq m / 159 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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london@pattinson.co.uk, www.pattinson.co.uk**

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