

**Baker**
*Estates***1 bed flat to buy in IG6**

Dryden Close, Ilford, IG6 3DZ

£180,000 Starting Bid x1  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ *No onward chain*
Council tax band B
EPC rating D
Second Floor flat
Close to Hainault Recreational grounds
Close to shops, schools and transport links
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ 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 for sale with no onward chain this lovely 1 bed second floor flat in Hainault. With a spacious lounge/diner, great sized kitchen, bedroom and bathroom, this property is an excellent choice for first time buyers or investors. Close to shops, schools, green spaces and station. Communal car park, 80 year lease, £150pcm service charge, peppercorn ground rent.

EPC rating D

Council tax band B

Entrance via communal hall- entry phone system, stairs to second floor

Front door into

Hall- fitted carpet, painted walls, door into

Bedroom- 11'11 x 11'9- fitted carpet, painted walls, dado rail, double glazed window to rear aspect, wall mounted electric radiator,

Living Room/ Dining Room- 14'5 x 12'5- fitted carpet, painted walls, dado rail, double glazed window to rear aspect, wall mounted electric radiator, door into

Kitchen- 10'1 x 7'3- laminate flooring, painted walls, range of eye and base level units, stainless sink and drainer. space for electric cooker, space for fridge/freezer, space for washing machine, double glazed window to rear aspect

Bathroom- 6'3 x 5'6- tiled walls, low level w/c, paneled bath, hand basin, obscured double glazed window to side elevation

Large store cupboard.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 80

Annual Ground Rent Amount: £75.00

Annual Service Charge Amount: £1,560.00

Price: Starting Bid £180,000

Property Type: Flat

Parking: Residents

Year built: 1981

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: Electric

Electric: National Grid

Water: Direct mains water

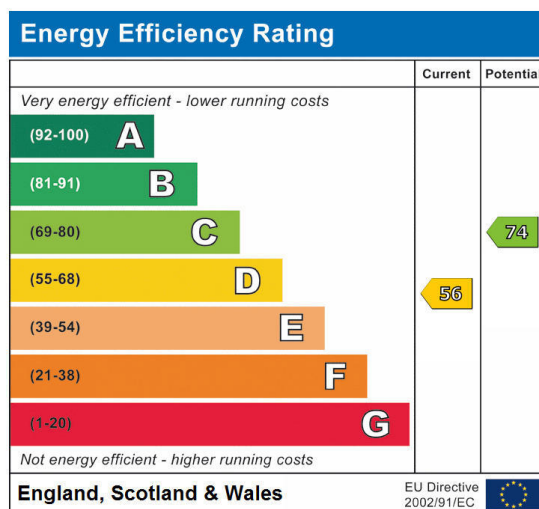
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Dryden Close, Ilford, IG6 3DZ

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

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