



Eastern Avenue  
Ilford  
Greater London  
IG2 7SF

Offers in Excess of £255,000

bettermove

# Eastern Avenue Ilford

Bettermove are proud to present this 2 bedroom flat in Ilford, available with no forward chain.

The property is currently tenanted and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, gas central heating throughout, has on street, permit parking and the council tax band is C.

This is a leasehold property with 931 years remaining on the lease; the service charge is £10.00 per annum.

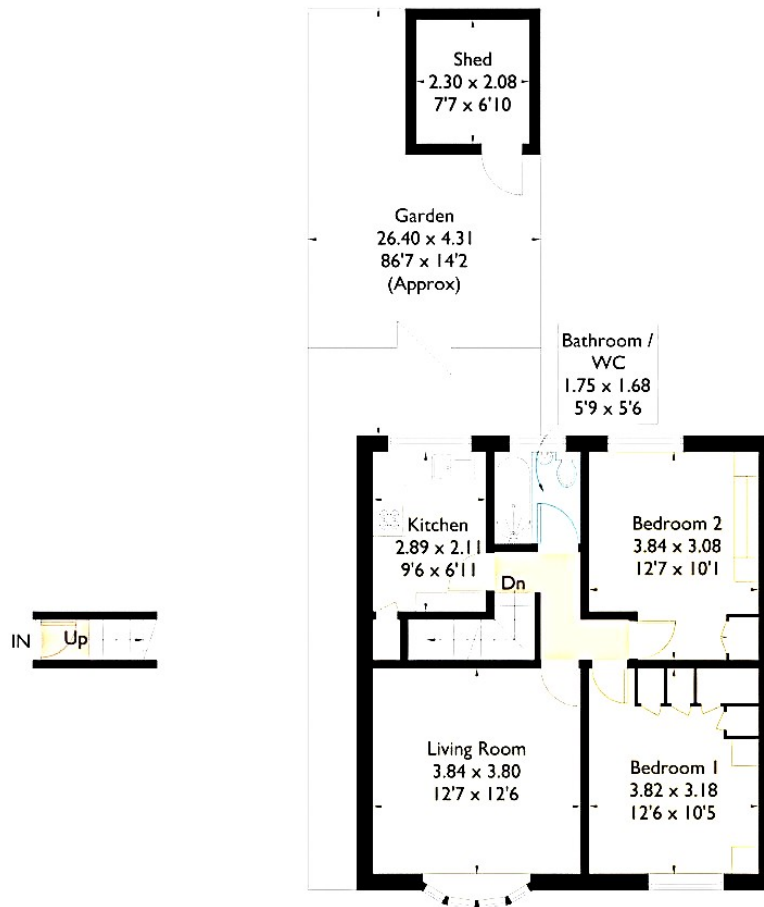
The interior of this well presented, first floor flat comprises a spacious living room, fitted kitchen, two double bedrooms and a family bathroom. The exterior boasts a private 86ft rear garden, mainly laid to lawn with a separate shed, perfect for enjoying the summer months.

Located in the popular town of Ilford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Newbury Park and Goodmayes Underground Stations, a variety of local bus routes and close access to the A12, leading to the M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Approximate Gross Internal Area = 57.3 sq m / 617 sq ft  
(Excluding Shed)



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	75
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	68	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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