



## Wanstead Park Road, Ilford, IG1 3TR

### Offers in excess of £325,000

\*\*\* DEVELOPMENT OPPORTUNITY - CASH BUYERS ONLY \*\*\*

\*\*\* OPENDAY SATURDAY 3 JANUARY 2015 \*\*\*

Sandra Davidson are pleased to present a wonderful opportunity to acquire this period property situated off The Drive in Ilford, within walking distance to local shops and amenities. This property features two rooms on the ground floor, four rooms on the first floor, scope to extend STPC and is offered with no

- **Development Opportunity**
- **Period Features**
- **Four Rooms on First Floor**
- **Two Rooms on Ground Floor**
- **Own Rear Garden**
- **Bathroom/w.c**
- **Scope to Extend STPC**
- **Chain Free**
- **Located in North Ilford**





### **ENTRANCE HALL 4.47m max x 2.58m max (14'8" max x 8'6" max)**

Via storm porch with single glazed opaque wooden french doors to entrance hallway with fitted carpet, understair storage cupboard, stairs leading to first floor, opening to;

### **LOCKER ROOM 3.06m x 2.88m (10'0" x 9'5")**

Single glazed casement window to rear, fitted carpet, single glazed wooden door to garden area, door to;

### **GROUND FLOOR WC 1.342m x 0.814m (4'5" x 2'8")**

Opaque single glazed casement window to rear, low level w.c, hand wash basin.

### **THROUGH LOUNGE 8.77m max into bay x 4.35m max into alcove (28'9" max into bay x 14'3" max into alcove)**

Single glazed bay window to front, fitted cupboards, fitted carpet, ceiling rose, period coving, single glazed casement window to rear, two wooden doors into entrance hallway.

### **LANDING**

Fitted carpet, opening to;

### **AREA ONE 5.37m max into bay x 4.13m max into alcove (17'7" max into bay x 13'7" max into alcove)**

Single glazed bay window to front, fitted carpet, electric storage heater, fitted cupboard, opening to Area Two

### **AREA TWO 3.30m x 3.09m (10'10" x 10'2")**

Double glazed UPVC casement window to rear, fitted carpet, fitted units with work surface, electric storage heater, opening to shower room;

### **AREA THREE 3.12m x 2.80m max into alcove (10'3" x 9'2" max into alcove)**

Single glazed three light oriel bay window to front, fitted carpet, electric storage heater, fitted cupboard, opening into Area One.

### **SHOWER ROOM 3.79m max x 3.30m max (12'5" max x 10'10" max)**

Partly tiled walls, two toilet cubicles both with low level w.c, three single glazed casement windows to rear, two enclosed shower cubicles, bidet, tow hand wash basin inset in floor level storage cupboards, wall mounted electric heater, wall mounted electric heated hand drier, fitted carpets, access to loft space.

### **EXTERIOR**

The rear garden is approximately 32' with paved pathway with mature flower bed borders, security light.

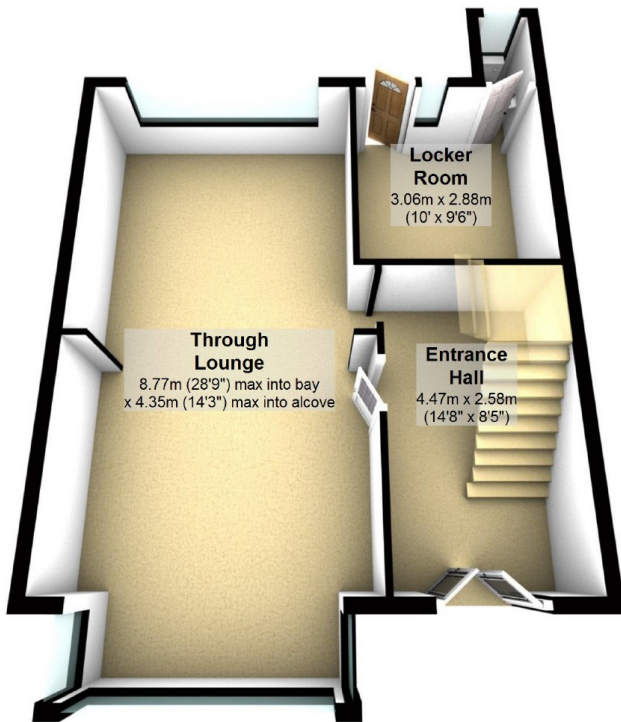
To the front of the property there is off street parking.





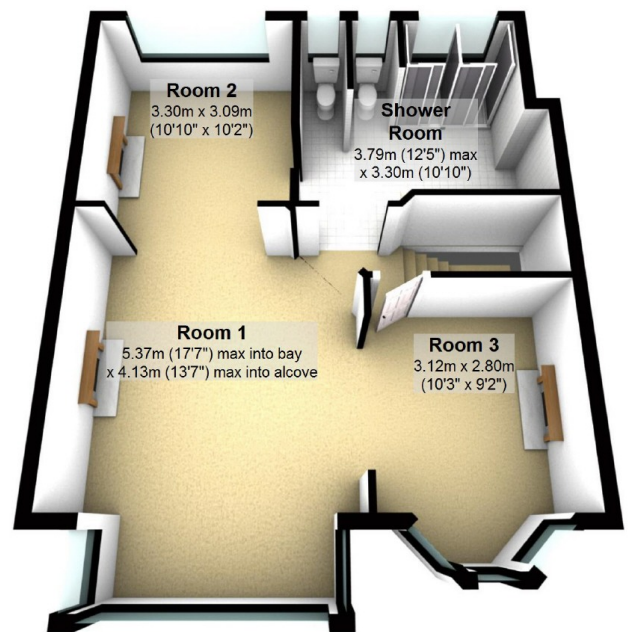
### Ground Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



### First Floor

Approx. 57.4 sq. metres (617.3 sq. feet)



Total area: approx. 116.0 sq. metres (1248.5 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using PlanUp.