



9 Granville Road, Ilford, Essex IG1 4JY
Rear Garden Flat with Cellar and Consent to Extend - £190,000

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DESCRIPTION

A ground floor self-contained converted garden flat set to the rear of a two storey semi-detached house with the benefit of a cellar and Freeholders consent (documented and paid in advance) for a single storey rear extension.

ACCOMMODATION

One bedroom, open plan Reception room with kitchen area, Bathroom/WC, Cellar.
Outside: Rear garden.

LOCATION

Iford lies within the Redbridge Council boundary. Granville Road runs between Park Avenue and Balfour Road, with the property itself located on the west side of Granville Road close to the junction of Coventry Road. The open expanse of Valentines Park lies to the north with Iford golf course to the west.

Iford town centre is about half a mile to the south and offers a wide range of shopping and leisure activities, as well as Iford main line railway station offering access into Central London. Good road communications include the (A406) and A12.

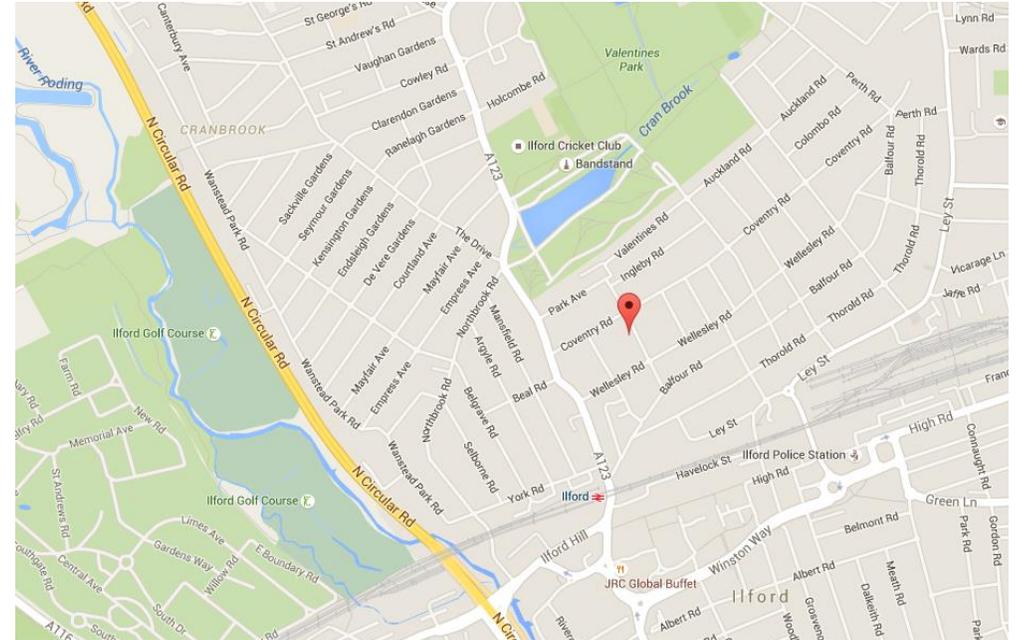
TENURE

Long Leasehold with Vacant Possession, approximately 72 years unexpired on the lease remaining.
A premium of £18,000 has been discussed with the Freeholder for the Lease extension.

PLANNING & DEVELOPMENT

The property has Freeholder's permission to extend the ground floor accommodation with the purchaser responsible for obtaining all other building regulation and necessary consents. There is a cellar which the owner feels can be better utilised offering further potential, with the purchaser having to rely upon their own enquiries.

We understand that the owner of the first floor flat is interested in selling their part of the rear garden by way of separate negotiations. Please call us for further information.



LOCAL AUTHORITY

Redbridge Council. Tel: 020 8554 5000.
Council Tax Band:B

VIEWINGS

Rehan Khawaja. Tel: 0208 99 88 464