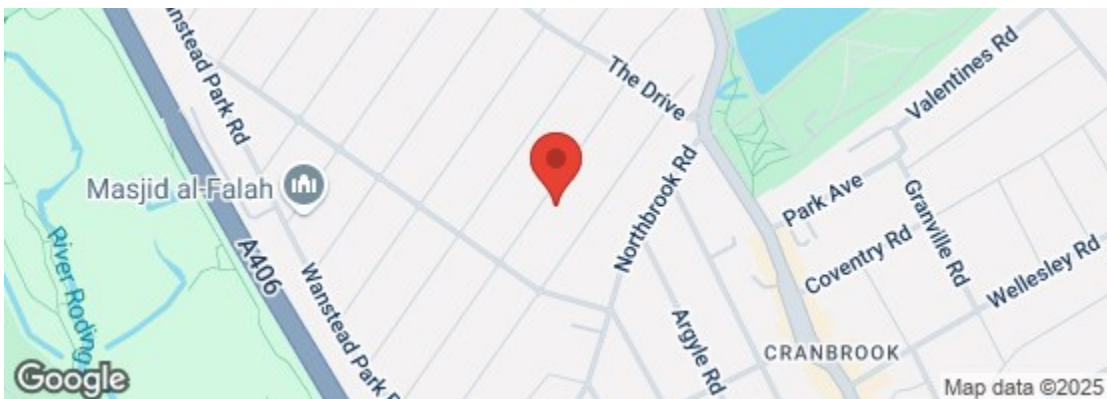




TOTAL FLOOR AREA : 1561sq.ft. (145.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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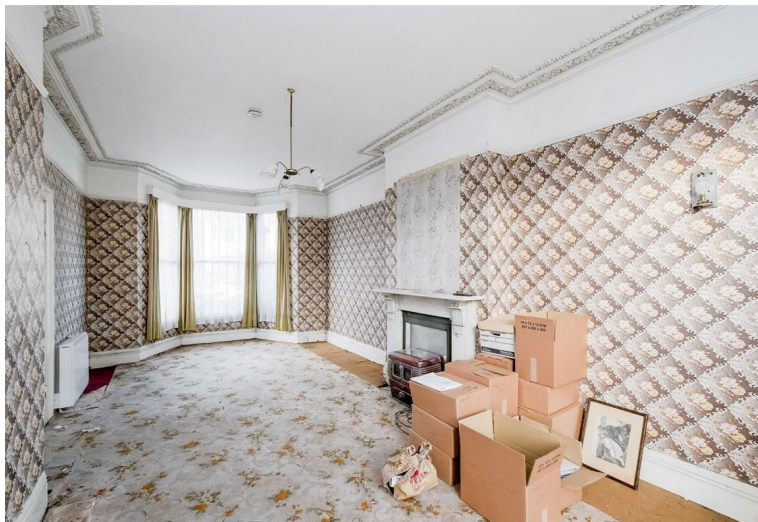
Council: Redbridge | Council Tax Band: E | Floor Area: 1561.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		27
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

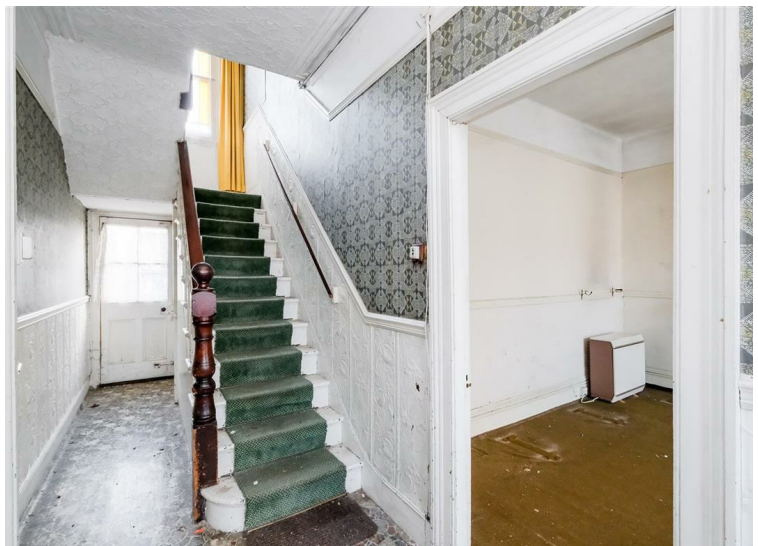
**CHURCHILL**  
estates



**CHURCHILL**  
estates

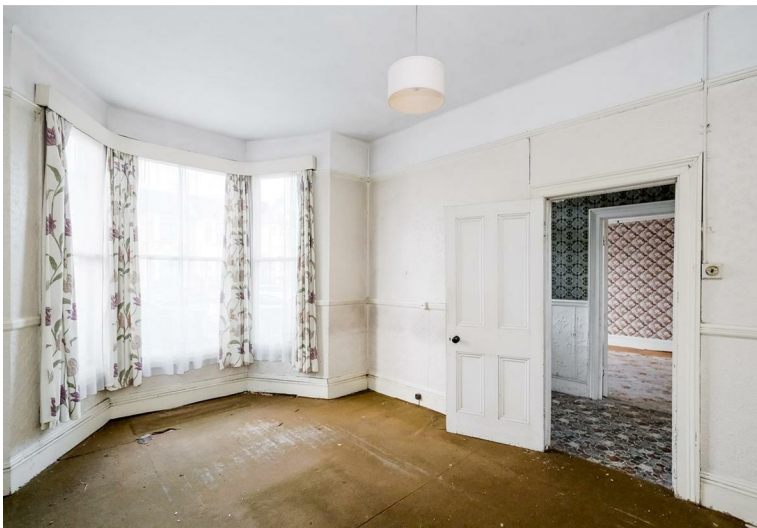
Mayfair Avenue, Ilford, IG1 3DJ  
£725,000 Freehold

Bedrooms: 4 | Reception Rooms: 3 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**



**\*\* No chain - Available to view from Saturday 1st February by appointment \*\***

Churchill Estates present for sale this spacious and well proportioned four bedroom period home, located within close proximity to both Ilford (0.5 miles) and Gants Hill Central line stations (1 mile).

This imposing double fronted home is a perfect modernisation opportunity and offers great potential to extend (STPP). On the ground floor you will find an extensive hallway that leads you to three generously sized receptions, two of them with feature bay windows to front, kitchen at the rear, external ground floor W/C, generous garden and a large cellar perfect for additional storage.

The first floor consists of four bedrooms, three of these being spacious doubles and two boasting bright bay windows, a three-piece bathroom and ample built in storage cupboards throughout.

Ideally located moments away from the popular and award winning Valentines Park (0.3 miles) with its accessible paths, cafes, diverse tree collections and children's play areas.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience.