A&M
ARBON MILLER
EST 1976
28 Airthrie Road
Goodmayes, Essex IG3 9QU
Price guide £300,000

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* GUIDE PRICE: £300,000 - £325,000 * 947 YEAR LEASE * Arbon & Miller are pleased to offer this distinctive Edwardian one-bedroom ground-floor maisonette on Airthrie Road, combining generous proportions with the charm of its period character, including high ceilings, a handsome bay-fronted façade and attractive Edwardian detailing. The ground-floor accommodation extends to approximately 625 sq ft, with a further 87 sq ft cellar/store, providing approximately 712 sq ft overall including the cellar. Internally, the property comprises a generous bay-fronted bedroom with extensive fitted storage and a useful home office/study area, a separate kitchen, reception room with direct access to the rear garden, bathroom and additional storage. A particular feature is the private rear garden, extending to approximately 80 ft, with paved patio, lawn, established planting and garden shed. To the front, the property benefits from exclusive off-street parking, while its own independent entrance and absence of internal communal areas add to its more house-like feel. There is also scope for future adaptation. Previous planning permission was granted by the London Borough of Redbridge under Ref. 4684/18 for a single-storey rear extension, with approved drawings demonstrating a two-bedroom layout and enlarged living accommodation. The consent is no longer current and any similar future scheme would require fresh planning and all other necessary consents. Airthrie Road is well positioned for Goodmayes Elizabeth line station, with direct connections through Stratford, Liverpool Street and central London. Local shops, services and Goodmayes Park are also within easy reach. Offering period character, generous accommodation, substantial outside space, parking and future flexibility, this is a well-rounded maisonette with significantly more to offer than many conventional one-bedroom properties. Early viewing is recommended.

ENTRANCE HALL
Entrance door with entrance door with obscure double glazed inserts, coved cornice, wood strip floor, radiator, door to cellar.

BEDROOM 16'8 max x 14'1 into bay x 11'5 (5.08m max x 4.29m into bay x 3.48m)
Four light double glazed square bay with fanlights over, radiator, coved cornice, mirror fronted sliding doors to built-in wardrobes, further range of walk-in wardrobes with mirror fronted sliding doors.

KITCHEN 12' x 10'4 (3.66m x 3.15m)
Base and wall units, working surfaces, cupboards and drawers, sink top with mixer tap, plumbing for washing machine and dishwasher, integrated fridge and freezer, built-in oven, four ring electric hob with extractor fan over, part tiled walls, radiator, coved cornice, double glazed window, laminated wood strip flooring, obscure multi glazed style door leading to inner hall, multi glazed double doors to:

LOUNGE 13'9 x 10'7 (4.19m x 3.23m)
Feature fireplace surround with tiled insert, tiled hearth and gas fire, radiator, coved cornice, three wall light points, double glazed door with fixed sidelights and fanlights over to garden.

INNER HALL
Fitted storage cupboards, wall mounted boiler, obscure double glazed door to garden, door to:

BATHROOM 7'5 x 5'3 (2.26m x 1.60m)
Raised bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, double glazed window with obscure fanlight over to rear, extractor fan.

CELLLAR 13'7 x 6' max (4.14m x 1.83m max)
Meter and fuse box.

REAR GARDEN
Approx 80' rear garden with paved patio area, outside tap, wood shed, various trees and shrubs, remainder laid to lawn.

FRONT GARDEN
Providing exclusive CAR PARKING SPACE.

LEASE
947 years remaining

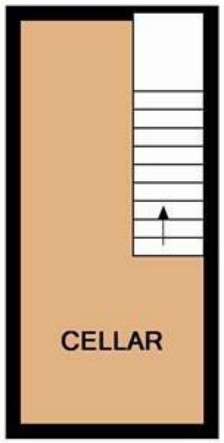
GROUND RENT
£20.00 per annum.

COUNCIL TAX
London Borough of Redbridge - Band B

AGENTS NOTE (LEASE ETC)
The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENT NOTE
Previous Planning Permission: London Borough of Redbridge planning permission Ref. 4684/18 was granted in 2019 for demolition of the existing rear extension and erection of a single-storey rear extension. The approved drawings demonstrated a revised ground-floor arrangement providing two bedrooms together with enlarged/reconfigured living accommodation. The permission is no longer current. Any purchaser wishing to undertake the previously approved scheme, or any alternative works, must make their own enquiries and obtain fresh planning permission, building regulations approval and all other necessary consents before commencing works.

AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



CELLAR
APPROX. FLOOR
AREA 87 SQ.FT.
(8.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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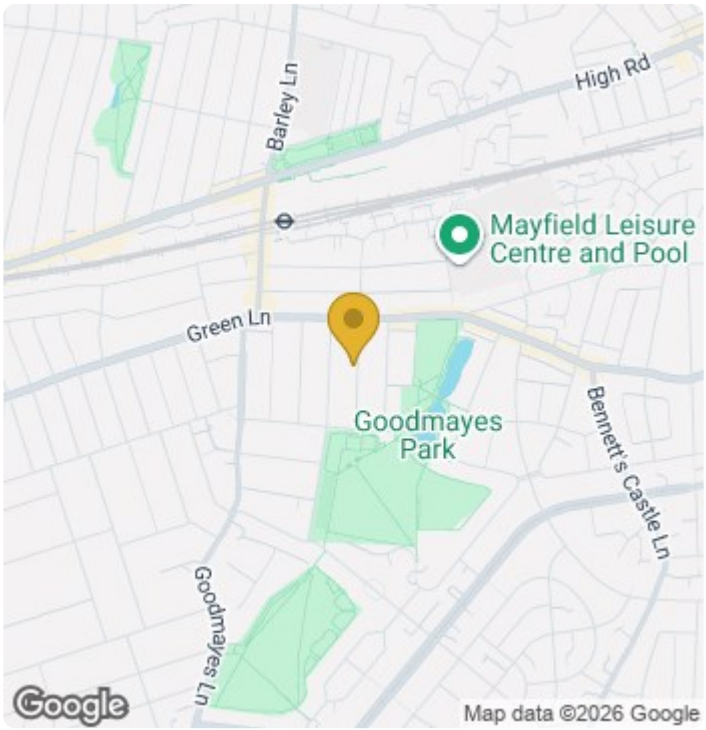

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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