

Empress Avenue, Ilford IG1 3DD

Guide price £950,000

Receive £500 towards your legal fees or deposit when you purchase with Birchills.

Welcome to Empress Avenue, Ilford - a stunning terraced house built in 1900 that boasts 4 reception rooms, 6 double bedrooms, and 3 bathrooms spread across 2,486 sq ft of living space. This double-fronted house is a true gem, offering ample space for a growing family or those who love to entertain.

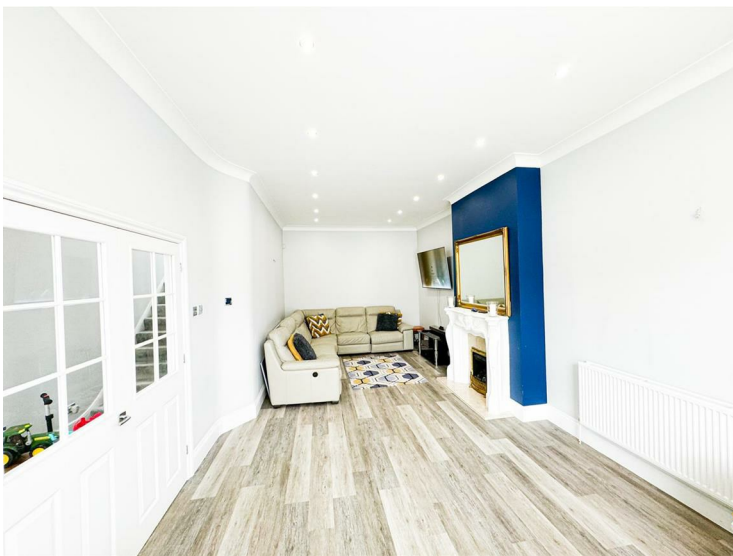
One of the standout features of this property is the cellar, providing additional storage space or the potential for a cosy wine cellar. The outbuilding with a wet room adds versatility to the property, perfect for guests or as a private retreat.

Convenience is key with this property, as it is located within close proximity to Ilford Overground Train Station, making commuting a breeze for those working in the city. The off-street parking is a rare find in the area, ensuring you never have to worry about finding a parking spot after a long day.

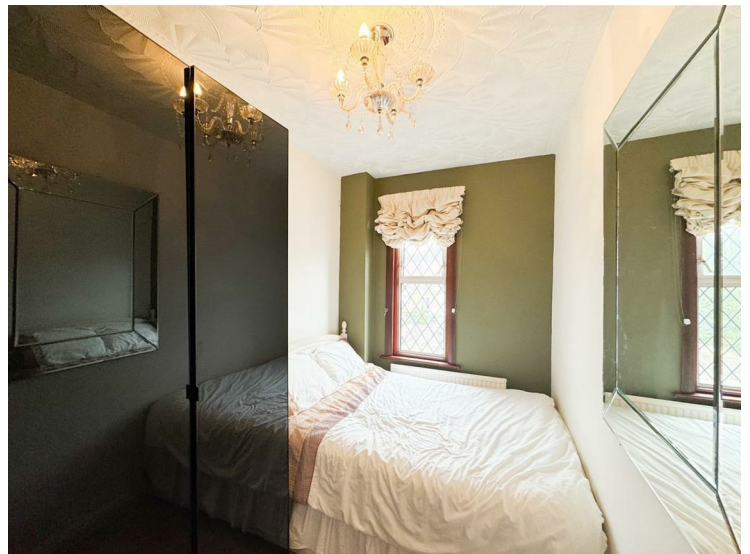
Whether you're looking for a spacious family home or a property with great potential, this house on Empress Avenue ticks all the boxes. Don't miss out on the opportunity to make this charming property your own!

Money incentives! (T&Cs) – Promotions offered on specific properties are applicable only to full asking price and over offers. Once our fees are received in full and processed by the seller after a completed sale, cashback will be paid to the buyer within 14 days thereafter."

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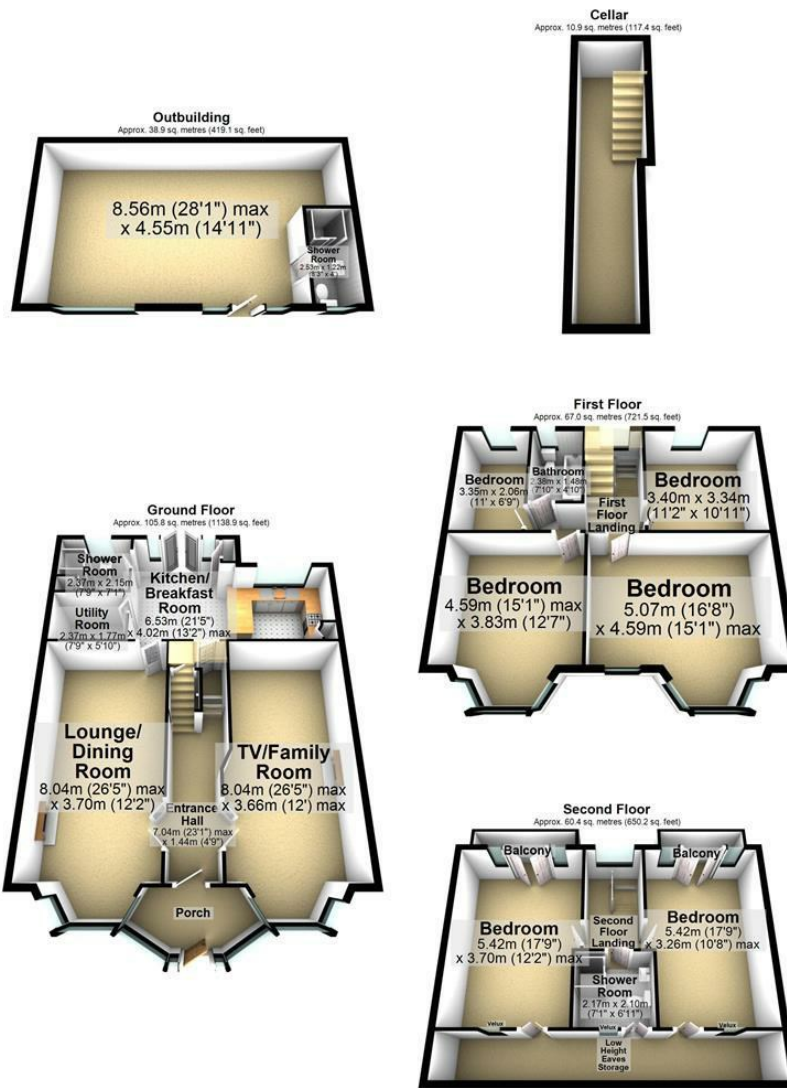


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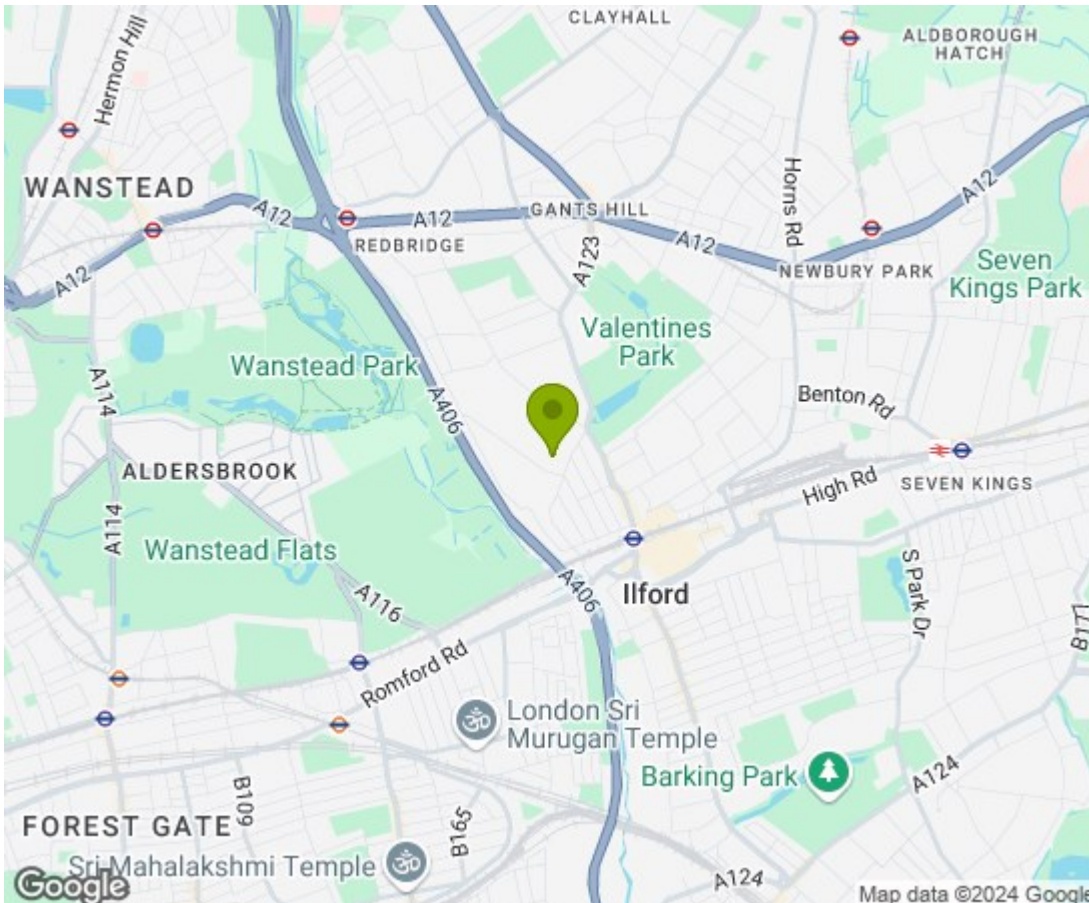


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Total area: approx. 283.1 sq. metres (3047.1 sq. feet)
 Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are internal figures only and do not include Balconies, Garden, Patios or Terraces if shown. Floor Area of any Outbuilding may be included in overall Total. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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