



**LOT 67**

**2/2A Lynford Gardens, Goodmayes, Essex IG3 9LY**

**Freehold Pair of Flats - 1 Vacant and 1 Let**

**Location & Description**

A large two storey end of terrace property arranged as two self-contained flats. Located on the west side of Lynford Gardens off Green Lane in a popular residential area. The nearest station is Seven Kings mainline station about ½ mile away and central Ilford with its multiple shops is within about 2 miles.

**Accommodation**

**First Floor Flat (2A):**

3 rooms, fitted kitchen, shower/WC  
Central heating (not tested), double glazing.  
Offered **VACANT**.

**Ground Floor Flat (2):**

3 rooms, fitted kitchen, shower/WC  
Central heating (not tested), double glazing  
Rear garden, side access.  
Subject to an AST until January 2011 at £850 pcm.

**EQUIVALENT TO £10,200 p.a.** with VACANT 2 BEDROOM FLAT.

**CONTACT: 020 8520 8383**

**GUIDE PRICE: £230,000 plus**