


Douglas Road, Ilford, IG3 8UX

£550,000

4 2 2 E


26A

# Douglas Road

## Ilford, IG3 8UX

£550,000



- EPC - D/E
- POTENTIAL FOR GROUND AND LOFT CONVERSION STPP
- POTENTIAL OFF STREET PARKING STP
- GREAT AREA FOR FAMILIES
- FREEHOLD WITH TWO FLATS
- TWO FLATS UNDER ONE FREEHOLD
- GREAT INVESTMENT OPPORTUNITY
- GREAT LOCATION FOR TRANSPORT LINK
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- TWO COUNCIL TAX - B/C

ORIGINAL FOUR BEDROOM HOUSE - BEING SOLD AS TWO BED FIRST FLOOR FLAT AND ONE BED GROUND FLOOR FLAT.

Nestled on the desirable Douglas Road in Ilford, this remarkable property presents a unique opportunity for both families and investors alike.

This property includes two self-contained flats, enhancing its appeal. The first-floor flat comprises two bedrooms, while the ground-floor flat offers a generous one-bedroom layout. Each flat has its own private entrance, eliminating the need for any shared communal areas, which adds to the sense of privacy and independence.

There is significant potential to transform the first-floor flat into a four-bedroom, two-bathroom residence, while the ground-floor flat could be reconfigured into a spacious two-bedroom dwelling, subject to planning permission. This flexibility makes the property an attractive investment opportunity, allowing for various living arrangements or rental options.

Furthermore, there is the possibility to create a driveway accommodating two parking spaces, adding to the convenience of this already appealing home. With its prime location and versatile layout, this property on Douglas Road is a rare find that promises both comfort and potential. Whether you are looking to settle down or invest, this house is well worth your consideration.





GROUND FLOOR FLAT - 1 Bed

ENTRANCE

RECEPTION ROOM
16'10" x 14'4" into bay (5.14m x 4.38m into bay)

KITCHEN 11'10" x 10'4" (3.62m x 3.15m)

BATHROOM 9'7" x 7'2" (2.93m x 2.19m)

BEDROOM 13'6" x 10'10" (4.14m x 3.31m)

FIRST FLOOR FLAT - 2 Bed

ENTRANCE

RECEPTION ROOM
14'5" into bay x 13'8" (4.40m into bay x 4.19m)

KITCHEN 10'7" x 8'0" (3.25m x 2.46m)

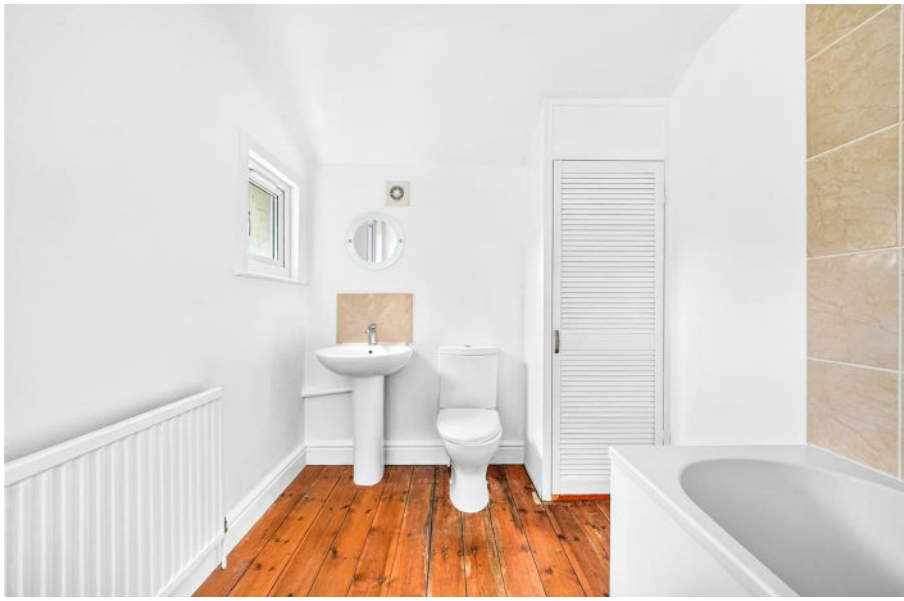
BATHROOM 8'0" x 4'5" (2.44m x 1.35m)

BEDROOM ONE 13'9" x 9'11" (4.21m x 3.04m)



| | |
|---|---|
| BEDROOM TWO | 9'1" x 8'8" (2.77m x 2.66m) |
| EXTERIOR | |
| AGENTS NOTE | |

Directions

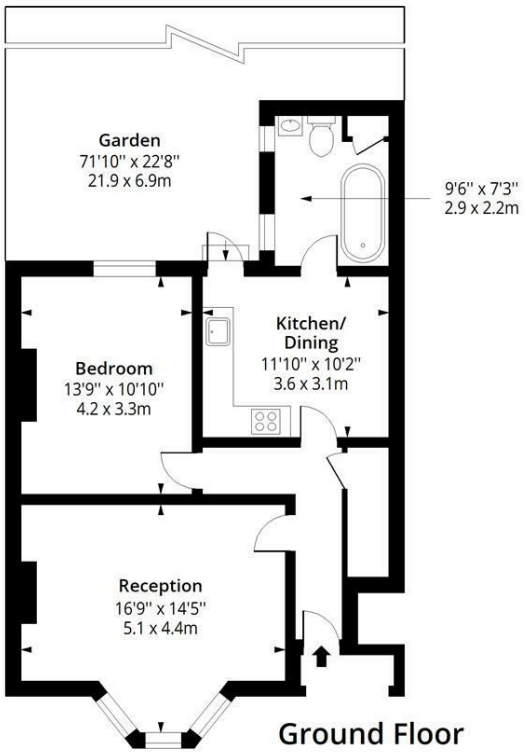




## Floor Plans

# Douglas Road IG3

Approx. Gross Internal Area 662 Sq Ft - 61.50 Sq M




**Ground Floor**

Floor Area 662 Sq Ft - 61.50 Sq M

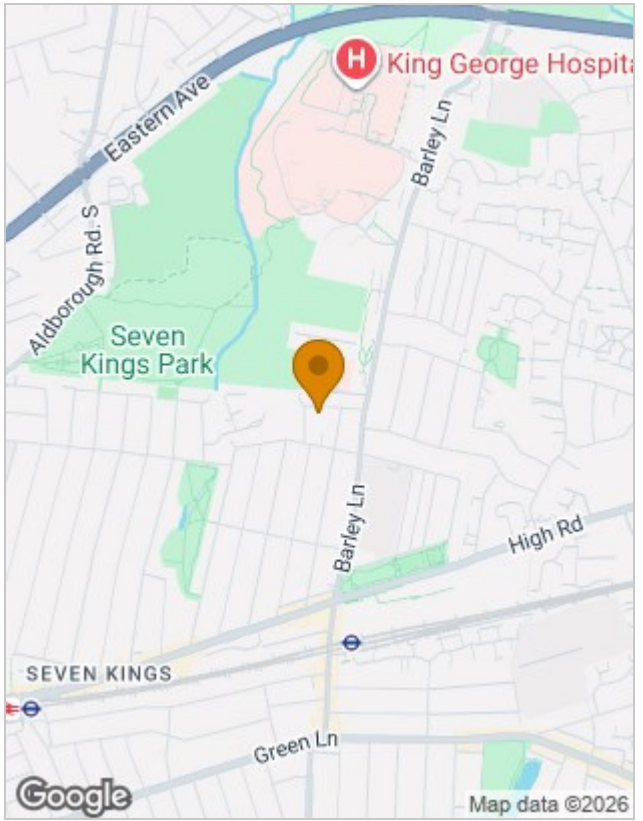
RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

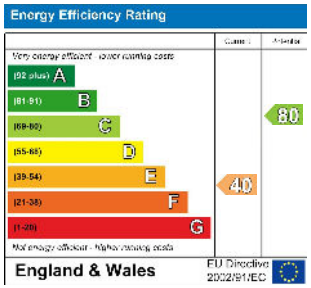
lpaplus.com

Date: 3/9/2026

## Location Map




## Energy Performance Graph




## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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