

# Former Surgery

(Ideally suited for residential  
conversion s.t.p)

## FREEHOLD FOR SALE

62 Courtland  
Avenue, Ilford  
Essex IG1 3DP





**Location**

The premises are located within a residential area situated on the corner of Courtland Avenue & Belgrave Road, Ilford, Essex within proximity to Cranbrook Road (A123) that leads to Ilford Town Centre.

Ilford station (Crossrail) is within a 10-minute walk away.

**Description:**

Comprising a 2-storey property formerly used as a doctor’s surgery that benefits from a D1 (non-residential institution) use. The ground floor is arranged as 8 separate rooms and the first floor as 5 rooms affording the following dimensions and areas: -

**Ground Floor**

Room 1	12.5 m2	134.55 sq. ft
Room 2	17.3 m2	186.22 sq. ft
Room 3 (Kitchen)	11.2 m2	120.56 sq. ft
Disabled WC	15 m2	161.46 sq. ft
Room 4	17.3 m2	182.99 sq. ft
Room 5	11.2 m2	120.56 sq. ft
Room 6	9.1 m2	97.95 sq. ft
Room 7	6.5 m2	699.65 sq. ft

**First Floor**

Room 8	11.0 m2	118.4 sq. ft
Room 9	20.5 m2	220.66 sq. ft
Room 10	17 m2	182.99 sq. ft
Room 11	6.8 m2	73.19 sq. ft
Bathroom	3.5 m2	37.67 sq. ft

<b>Total NIA</b>	<b>158.9 m2</b>	<b>1710.39 sq. ft</b>
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**Amenities**

**Front & Rear gardens - Disabled WC - Rear Garage - GCH (Untested) – Double Glazed throughout**





Location Plan (1:1250)



The Courtland Surgery

REV	DESCRIPTION	DATE
JOB		
LAWFUL CERTIFICATE SURGERY AT 62 COURTLAND AVE, ILFORD, ESSEX		
TITLE		
EXISTING FLOOR PLANS		



**Terms:**

Freehold with vacant possession

**Price:**

**£875,000, subject to contract**

**Legal Costs**

Each party to pay their own cost.

**Viewing**

**Strictly by Appointment  
only via sole agents**

**Jason Grant**

**020 8506 9900 / 020 8506 9905**

**[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)**

**Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900**