



Sanderson  
Weatherall

# 22 Park Avenue, Ilford, IG1

**The Park School For Girls  
FREEHOLD FOR SALE**

Potential For Alternative Uses Subject to Planning

**1,463.3 sq. m. (15,751 sq. ft.)**









### Location

Ilford is a large town in East London located approximately 9 miles (14 km) north-east of Central London.

Ilford is on the transport corridor between London and coastal Essex, being served by both the A406 (North Circular) and A12. Ilford Station is served by the Elizabeth Line with direct services to London Liverpool Street (18 minutes), Paddington (30 minutes) and Heathrow Airport (60 minutes).

The Property is on Park Avenue, approximately 600 metres north of Ilford Station, near to which are local amenities including shops and leisure facilities. Valentines Park, a public common, is located immediately to the north. The common is an open space providing access to public recreational facilities.



### Description

The property, currently used as an independent school for girls, has announced it will cease to trade at the end of term at the beginning of July and comprises a detached, part-three storey U-shaped building arranged around a central hard surfaced play/recreational area.

Internally, the property provides a series of classrooms, together with ancillary administration and amenity facilities.

The property has a Gross Internal Area of approximately 1,463.3 sq.m. (15,751 sq.ft.).

### Planning

We understand the property falls within Use **Class F1 - Local Community and Learning (formerly D1 of the Use Classes Order 1987)**.

The site may be suitable for alternative uses such as residential (**Use Classes C2 and C3**) and / or development, subject to obtaining all necessary planning consents.

For further information please contact  
**The London Borough of Redbridge.**

### Tenure

The property is held freehold under Title No. EGL31177.

The property will be sold with **vacant possession**.



### EPC

Awaiting EPC.

### VAT

All prices are quoted exclusive of VAT.

### Proposal

We are inviting unconditional offers for the **Freehold interest**, subject to contract and exclusive of VAT. Offers will be invited by way of an informal tender.

### Viewing

Strictly by appointment with the sole agent.

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### CONTACTS



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