



2 Connaught Road Ilford, IG1 1QT

Edward Chase is delighted to present to the residential lettings market this amazing En-Suite Room to rent in the popular area of Seven Kings, Ilford. This property includes free high speed wifi and all utility bills. This HMO property has been converted into 7 large spacious rooms all with private en-suite shower rooms and a huge kitchen/dinner adequate for all occupants. The rooms are available to professional occupants and the ideal applicant will be someone searching for location, size, and comfort. This property has several key features: - Spacious En-Suite Room to rent - All bills included - HMO approved detached house - High speed Wifi included - Tiles bathrooms - Gas central heating - Combination boiler & Combi water tank - Fully furnished with quality furniture - Storage - Private kitchen space - White goods - Rear shed converted into drying room - Large shared rear garden - Walking distance to Ilford & Seven Kings Station To view this property

- Large, Spacious Room To Rent With En-Suite Shower Room
- Superb Location Only A Short Walk to Ilford High Street, Ilford Station & Seven Kings Station
- Rear Out-house Converted Into Drying Room For Clothes
- High Speed Wifi Included Along With All Utility Bills
- Enormous Kitchen With Each Room Allocated Cupboard & Fridge/Freezer Space
- Double Glazed Windows, Gas Central Heating & Combi Boiler

Monthly Rental Of £674

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offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.