



## Pioneer Point Winston Way Ilford, IG1 2ZD

Edward Chase is delighted to offer a series of 1- & 2-bedroom luxury apartments in a spectacular development Pioneer Point, Ilford. This private development offers a high standard of luxury living. It offers a multitude of resident communal space, inclusive of Work Pods, Hot Desk Stations, Kid Zone and is the only development in Ilford offering residents a Cinema Room. There are zero tenant fees to pay & a reduced security deposit of only £1000. Located only a moments' walk from Ilford TFL Rail station, this spectacular new development offers the highest standard of living with fast, simple access into Central London. Pioneer Point is made up of two towers containing 1- and 2-bedroom apartments finished to an excellent standard, which can be booked in advance. All apartments come fully furnished including Lounge/Dining Area- Sofa with cushions / Footstool / Media unit / Dining table with chairs / Coffee table Kitchen- Dishwasher / Washer-dryer / Fridge / Freezer / Oven /

- Zero Tenant Fees To Pay & Only £1000 Security Deposit Makes Moving In Hassle Free
- We Have A New 'Bills Inclusive' Option Which Includes All Utility Bills & Boardband Except Council Tax
- Building Has Cinema Room, Kids Zone, 24 Hour Security, Underground Parking, Gym &
- Pioneer Point Is One Of The Most Luxurious Buildings In Ilford Superb For The Professional Couple or Family
- Luxury Collection Of Amazing Fully Furnished 1 & 2 Bedroom Apartments
- Ilford Station Is Only A 2-3 Minute Walk With Ilford High Road On Your Door Step

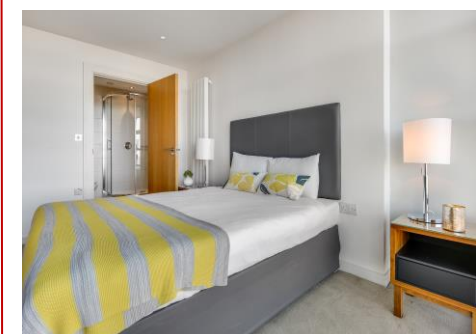
**Monthly Rental Of £1,540**

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Chest of Drawers / Bedside tables with lamps / Blinds / Double bed and mattress. Underground Parking is subject to availability, cost per month £150. Moving into Pioneer Point is a straightforward experience, thanks to a no-nonsense "One-Bill" billing system. The One Bill includes at a set cost per month including Broadband, Electricity, Heating, Hot & Cold Water: 1 Bedroom: £131 per calendar month 2 Bedroom: £172 per calendar month Council Tax is payable by separate arrangement with Redbridge Council The Games Room (containing a pool table, foosball table, board games and TV with PS4), the Entertainment Suite (including a kitchen, dining facilities, sitting area and a TV) and the Cinema Room (with seating for 14) are all ideal for residents who would like to entertain visitors, whilst the Kids Zone is provided with free tea and coffee-making facilities, allowing busy mums to take a break whilst



### 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.