



Maypole Crescent Ilford, IG6 2UJ

Edward Chase are delighted to present this 3 bedroom and 2 reception house located only 5 minutes from Hainault Station (Central Line). This house is presented in excellent condition and is in a superb location. The large driveway and local amenities makes this a property ideal for professional families or sharers searching for a long term let. This property has many key benefits such as: - Gas central heating - Double glazing - Large rear garden - Double garage - Driveway parking - Two receptions on ground floor - Three bedrooms on first floor - First floor master bathroom - Walking distance to Station - Unfurnished - White goods provided - Large property To view this property please call Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Dhillon, Branch Manager to arrange an appointment. A

- A Well Presented 3 Bedroom House Which Has Laminate Flooring Throughout
- Large Family Sized Bathroom With A Three-Piece Suite
- The Entire Property Is Double Glazed And Has Gas Central Heating
- 2 Reception Rooms One Of Which Can Be Used As A Ground Floor Bedroom
- Driveway Parking Along With A Large Double Garage
- Provided Unfurnished Meaning You Can Really Make The Property Your Own

Monthly Rental Of £1,599

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arrange an appointment. A tenant referencing fee of £195 per person will be charged subject to a minimum fee of £500 per property. All fees are inclusive of VAT.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.