

Buckingham Road Ilford, IG1 1RG

Edward Chase is ecstatic to present to the residential lettings marketing this fabulous 2-bedroom terraced house located on Buckingham Road, Ilford. This house is positioned 0.6m from Seven Kings Station (Overground) and 0.9m from Ilford Station (Overground) both stations to benefit from the new Elizabeth Line Cross Rail transportation lines. Please contact Edward Chase today to secure a viewing appointment as we anticipate substantial demand for this home. This property has several key features such as: • Gas central heating • Double glazed windows • Combination Boiler • First floor tiled bathroom (new) • Walking distance to Seven Kings Station (Overground) • Two double bedrooms • Fitted wardrobes in master bedroom • Large through lounge • Rear kitchen including white goods • Ample storage space • 50ft rear garden • Property rented unfurnished • Permit parking requirement We feel this property would be ideal for small families or

- Amazing Spacious Two Bedroom Terraced House Located Of Green Lane
- Superb Local Primary & Secondary Schools such As Isaac Newton Academy
- Brand New Fully Tiled Master Bathroom On The First Floor
- Positioned Walking Distance to Seven Kings Station (Cross Rail)
- Property Has Private Off Street Permit Parking With Permit Restrictions
- Combination Boiler Gas Central Heating & Double Glazed Windows Throughout

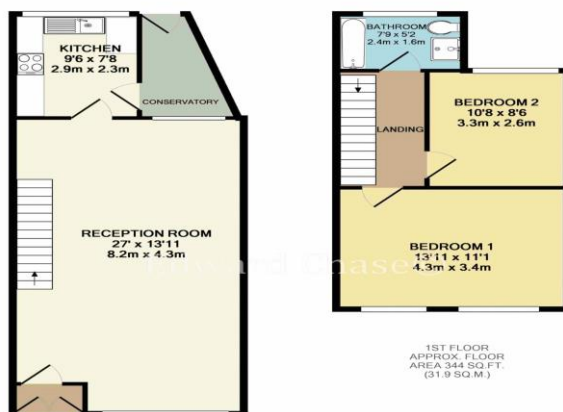
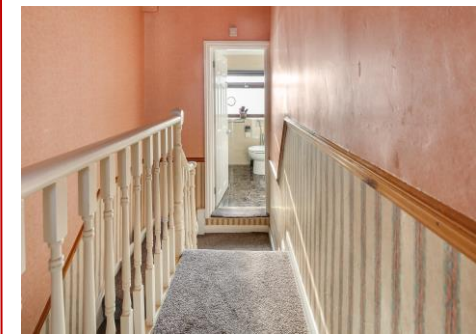
Monthly Rental Of £1,350

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contact the Edward Chase team for viewing arrangements. 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 Basra, Branch Manager to 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.



GROUND FLOOR APPROX. FLOOR AREA 491 SQ. FT. (45.6 SQ. M.)
1ST FLOOR APPROX. FLOOR AREA 344 SQ. FT. (31.9 SQ. M.)
TOTAL APPROX. FLOOR AREA 835 SQ. FT. (77.6 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.