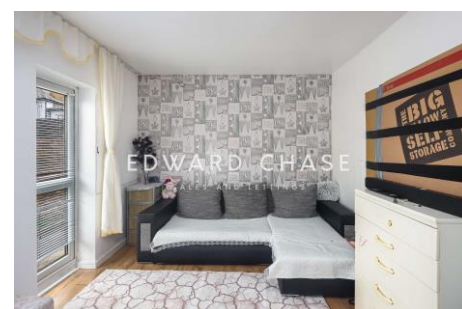




**York Road
Ilford, IG1 3AD**

Edward Chase estate agents are delighted to present to the residential lettings market this amazing ground floor 1 bedroom flat with private garden. This property is located minutes from Ilford Station and would be an ideal selection for growing families or professional couples searching for location, size and comfort. This property has several key features such as: - Gas central heating - Combination boiler - Double glazed window - 1 large bedroom - Open plan extended kitchen - Tiled bathroom - Unfurnished - Garden - Driveway parking - Doorstep of Ilford Station To view this property please contact Edward Chase today. Lettings Edward Chase estate agents 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



- Ground Floor 1 Bedroom Flat To Rent
- Private Garden Superb For Summer & Driveway Parking
- Large 1 Bedroom On Ground Floor With Sized Bedroom & Tiled Bathroom
- Property Is Unfurnished And Extended to Rear
- Gas Central Heating, Combination Boiler, Double Glazed Windows
- EPC Rating D, Council Tax Band B, London Borough of Redbridge

Monthly Rental Of £1,249

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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. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate agents in Canary Wharf are the local experts covering the postcodes E14, E15, E16.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
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.