



Francis Avenue Ilford, IG1 1TT

Edward Chase is delighted to present to the residential lettings market this amazing 2-bedroom terraced house located in Ilford, IG1. This property is located within the ever so popular Isaac Newton Academy (Outstanding) catchment area making it an ideal choice for growing families or sharers searching for size, location, and convenience. This property has several key features such as: - Gas central heating - Combination boiler - Two large bedrooms on first floor - First floor master bathroom - Ground floor private front reception room - Kitchen/dinner - Double glazed windows - White goods - Ample storage - Private rear garden - Permit street parking - Walking distance to Seven Kings Station - Superb local schooling options - Rented unfurnished Please contact Edward Chase today for viewing enquiries. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted

- Amazing 2 Bedroom, 2 Reception House
- Featuring two large bedrooms on the first floor, offering ample space for residents, whether it be a family or sharers seeking comfortable living arrangements.
- The ground floor boasts a private front reception room, providing a cozy space for
- Excellent School Catchment: The property falls within the catchment area of the highly esteemed Isaac Newton Academy, renowned for its outstanding educational standards, making it an attractive option for families with school-going children.
- Equipped with modern conveniences such as gas central heating, a combination boiler, and

Monthly Rental Of £1,749

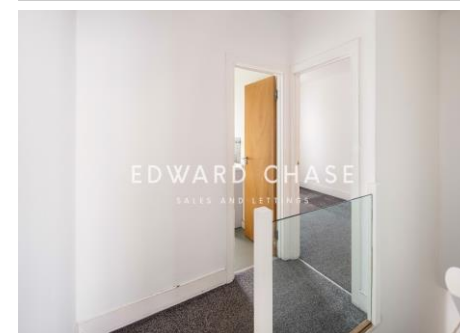
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lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited 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 appointment. Edward Chase estate agents specialise 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. Our enthusiastic team of estate agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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.