



## Memorial Heights Monarch Way Ilford, IG2 7HS

Edward Chase are delighted to present to the residential lettings market this amazing 1 bedroom apartment located in the ever so popular Memorial Heights. This property is 0.1m from Newbury Park Station (Central London) and 0.3m from Newbury Park retail park making it perfect for working professional families and couples. This property has many key features such as: - Econ7 heating - Double glazed windows - Balcony - Elevator system - Street parking - CCTV system around development - Large tiled bathroom - Spacious bedroom - Carpets throughout - Open plan kitchen reception - White goods - Part furnished - Great views One bedroom apartments of this caliber are difficult to come across and we anticipate tones of interest. To view this property please contact the Edward Chase team today. 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.

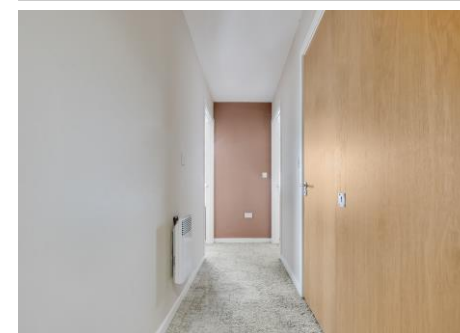
- 1 Bedroom Stylish Apartment
- Part Furnished
- Tiled Bathroom
- Balcony
- Empty Now
- High End Carpets
- Open Plan
- Econ7 Heating System

**Monthly Rental Of £1,099**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84	74	74

## 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.

