



## St Albans Road Ilford, IG3 8NN

Edward Chase is proud to represent this truly spectacular 5 double bedroom, 2 spacious reception and 2 bathroom house to the residential/investment sales market. The house has recently been granted a 2017 HMO license in which is valid for 5 years through the London Borough of Redbridge. Provides an excellent investment opportunity with rental yields in the region of £2500-£3000 Per month. This terraced house was designed by the owner to be their family haven and the first thing you will notice is the level of detail within every room of the house including luxury carpets and air-conditioning units throughout giving the property an aura of exclusivity and abundance of class. Walking through the grand French double doors you will be greeted by a spacious tiled hallway which leads to a large through-lounge and backs onto an extended kitchen diner. The kitchen is fully fitted throughout with integrated appliances and is finished with a stylish two-tone look,



- Spectacular 5 Bedroom 2 Reception 2 Bathroom Plus Additional Ground Floor W/C Terraced House
- Excellent Investment Opportunity with Future Development Opportunely & Monthly Rental Yields Between £2,500-£3,000.
- Property Has Been Granted an HMO License during 2017 for 5 Years Through London Borough of Redbridge
- Positioned in A Prime Location a Short Walk from Seven Kings Station (Overground) Introducing the New 2019 Elizabeth Line.

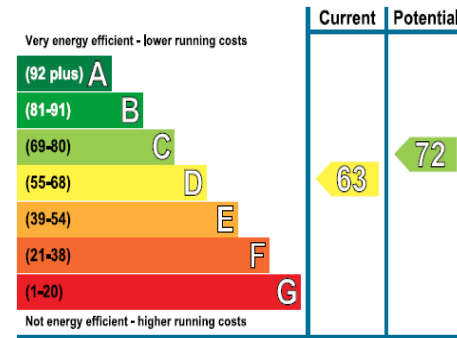
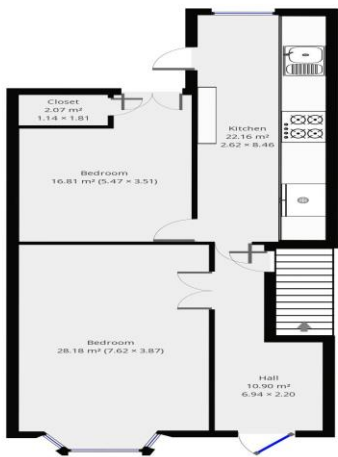
**Offers in Excess of £555,000**

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oven providing you with an abundance of cooking options. Off the kitchen area, you will find a utility cupboard which stores a combination boiler and large Mega Flo tank providing the bathrooms and kitchen with more than enough water pressure which also, in turn, means more than one tap can be used at once. The garden is well maintained and has a large brick shed providing ample storage solution for all necessary items that are required to be kept clean and within a safe location. You will find three bedrooms on the first floor of the property and one large wet room, the main two bedrooms come with fitted wardrobes, ceiling fans and air conditioning units. The third bedroom is again large and has enough room for a double bed and bedroom furniture. Leading up to the second floor of the house you will find an additional two bedrooms built within to the loft and another large wet room. Both bedrooms



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.