



## Stanley Road Ilford, IG1 1RW

Edward Chase are pleased to present this delightful one bedroom flat located within the ever popular area of Ilford, IG1. The property consists of one bedroom, separate reception, fitted kitchen and bathroom, the property would suit all working professionals, small families and friends (additional £50 PCM for sharers) looking for a long term rental property. Located close to Ilford Town Centre meaning all local amenities are a short walk away as well as being within walking distance to Ilford Station. Property key features; - One bedroom flat - Separate reception - Fitted kitchen - White goods included - First floor flat - Close to Ilford Town Centre - Walking distance to Ilford Station - Suitable for 2 friends (Additional £50 PCM) - Good decorative order - Gas central heating - Double glazed - Available now Call Edward Chase Lettings team now to register your interest. 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

- One Bedroom Flat Located Within Ilford, IG1
- There Is A Spacious Reception Area Which Could Potentially Be Used As Bedroom
- Walking Distance To Ilford Station Making It Ideal For Commuters
- Separate Kitchen With White Goods Included
- Gas Central Heating And Double Glazed Throughout
- Surrounded By Local Amenities Such As Lidl

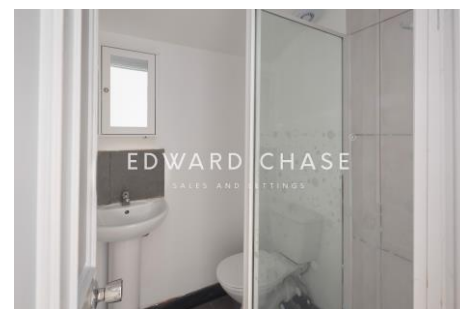
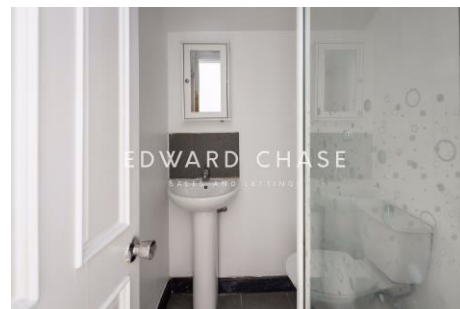
**Monthly Rental Of £1,099**

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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 specialize 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	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.