



## Memorial Heights Monarch Way Ilford, IG2 7HS

Edward Chase are pleased to present this spacious one bedroom apartment located within highly sought after development of Memorial Heights within the IG2 area. The apartment is spacious throughout with a reception, open plan kitchen, double bedroom, spacious bathroom along with a wrap-around balcony making it an ideal residence for all working professionals looking for an modern and stylish home. The apartment is on the doorstep of Newbury Park tube (Central line) providing excellent travel links to and from central London. Call now to register your interest. Property key features; - One bedroom apartment - Double bedroom - Reception area - Open plan kitchen - Newly renovated - Bathroom - No gas - Wrap around balcony - Parking - Entry phone system - Quiet residential area - Central line - Surrounded by great schools - Available now Call Edward Chase now to attend the next available viewing. Lettings Lettings Edward Chase estate agents offer a bespoke

- One Bedroom Luxury Apartment Located Within A Short Walk To Newbury Park Station
- Large Reception Area With An Open Plan Kitchen
- Newly Renovated Throughout And In Excellent Condition
- Located Within The Ever Popular Development Of Memorial Heights
- Wrapped Around Balcony Providing Great Outdoor Space
- Great Transport Links To Central London (Central Line)

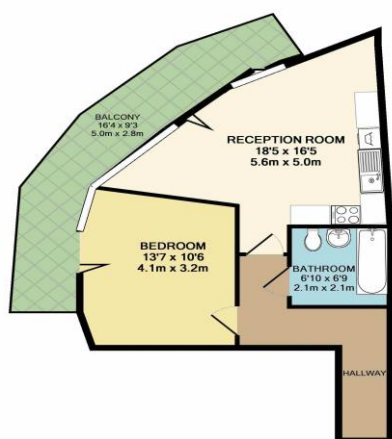
**Monthly Rental Of £1,499**

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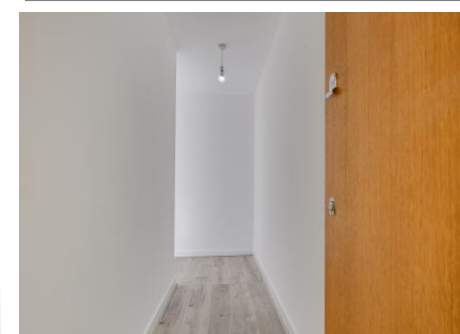
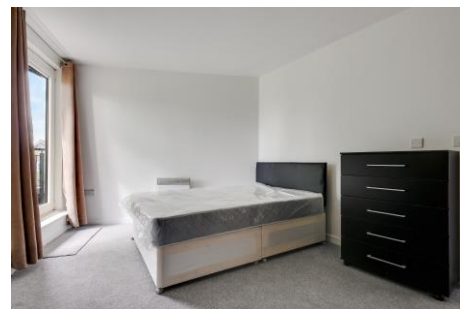
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accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange 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 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.



TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
75	77

Key energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
81	81

Key environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

## 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.