



## Horizon Building Ilford Hill Essex, IG1 2DG

Edward Chase are proud to present to the residential lettings market an exclusive opportunity to live within the newest development in Ilford, The Horizon Building. The property comes fully furnished including integrated white goods such as fridge freezer and washer dryer. The apartment is perfect for all working professionals who desire to live within a modern and stylish one bedroom apartment as well as be within an area with fantastic transport links to central London and surrounding east London. The apartment is available now, call Edward Chase now to attend the next available viewing. Property key features; - One bedroom apartment - Balcony - Double glazed throughout - Gas central heating - Newly built - Open plan kitchen - Large reception - Video entry system - Concierge - Communal gardens - Walking distance to Ilford station - Close proximity to Ilford town center - Excellent condition - Integrated white goods - Furnished - Available now Call Edward Chase now to arrange a viewing. Lettings Edward Chase estate agents offer a

- One Bedroom Apartment Within The Newest Development Of Ilford, The Horizon Building
- Open Plan Kitchen With Integrated White Goods
- Brand New Development Just Completed Two Months Ago
- Large Reception Area Which Lead On To The Balcony
- Fully Furnished Apartment Including Sofas, Beds And Dining Table With Chairs
- Fully Tiled Bathroom With A Three Piece Suite

**Monthly Rental Of £1,249**

# Horizon Building Ilford Hill Essex, IG1 2DG

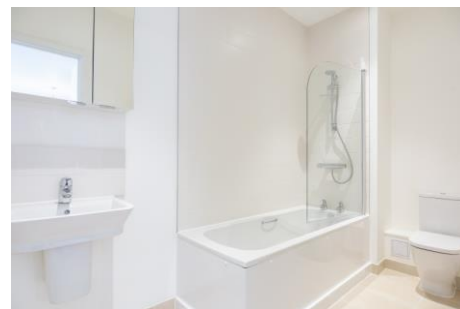
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estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact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



**Ilford Hill, IG1**  
Approximate Gross Internal Area 80.5 sq.m / 867 sq.ft



First Floor

Floor Plan produced for Regent by Mays Floorplans ©. Tel 020 3397 4594  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

	Current	Potential
Very energy efficient • lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient • higher running costs		

## 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.