



## Green Lane Ilford, IG1 1YQ

Edward Chase is delighted to present to the residential lettings market this amazing 3 bedroom newly refurbished house located in Ilford. This property is a stone throw from Ilford High Road benefiting from numerous local amenities, Ilford & Seven Kings Station (Central Line) with many local primary and secondary schools. This property would be ideal for small families or professional sharers searching for comfort, location, and convenience. This property has several key features such as:

- Double glazed windows
- Newly refurbished
- Gas central heating combination boiler
- Large rear garden
- Driveway is not included
- Street parking
- Three bedrooms
- Tiled master bathroom
- Spacious kitchen including white goods
- Ground floor W/C
- Large reception room
- Ample storage

To view this property please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management



- Spacious 3 Bedroom Newly Refurbished House Located In Ilford
- A Number of Local Primary & Secondary Schools To Select
- Huge Rear Garden With Lawn & Paving
- Superb Location Walking Distance To Ilford & Seven Kings Station (Central Line)
- Property Available On A Long Term Let
- Brand New Kitchen With Ample Storage & White Goods

**Monthly Rental Of £1,499**

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protection (CMP) in place through the PropertyMark, scheme reference C0129032. 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 specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Romford, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	39   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.