



Dahlia Gardens Ilford, IG1 2JU

Edward Chase estate agents are delighted to present to the residential lettings market this amazing 2-bedroom house located a short walk to Barking Station & Ilford Station. Situated amongst a prominent high street this property has access to numerous local amenities and tranquil environment within a cul de sac. We feel this house would be perfect for small families searching for size, comfort and convenience. This property comes with several features such as: - Large 2-bedroom house - Ground floor reception room - Private rear garden - Storage within house - Separate kitchen including white goods - Driveway parking - Accessibility to Barking & Ilford station - Fitted wardrobes in master bedroom - First floor family sized bathroom - Gas central heating To view this property please contact the Edward Chase team today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you

- Amazing, Spacious, Bright 2 Bedroom Family Home Located In Ilford
- You Have The Convenience Of Barking & Ilford Station Both Only a 5-10 Minute From The Property
- Ground Floor Separate Kitchen Includes White Goods And There Is A Private Rear Garden
- This House Comes With Driveway Parking And Would Be Ideal For Commuters
- Property Is Rented Unfurnished, Master Bedroom Comes With Fitted Wardrobes & Property Has Ample Storage
- Immaculate Home, Ready To Move Into Immediately, Perfect For Long Term Renters

Monthly Rental Of £1,249

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C	80	80
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
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.