



De Vere Gardens Ilford, IG1 3ED

Edward Chase are pleased to present this 2 bedroom ground floor flat located in the ever popular area of Ilford, IG1. The property consists of 2 good sized bedrooms, open plan reception, kitchen, driveway parking, garden and storage. The flat is located a short walk away from Ilford town centre and Ilford train station (Elizabeth Line) providing great access for commuters looking for an easy journey to east and central London. In addition the property is surrounded by great schools and many local amenities providing an ideal long term let. Property key features; - Two bed flat - Ground floor - Recently renovated - Excellent condition - Open plan reception - Kitchen - Furnished or unfurnished - Garden - Driveway parking - Gas central heating - Double glazed - Short walk to Ilford Station Please contact Edward Chase Estate Agents to attend the next available viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited

- Spacious, 2 Bedroom Ground Floor Flat Off The Drive, Ilford
- Open Plan Separate Kitchen Coming With All White Goods
- Property Has Street Parking And A Driveway Parking Space
- Property Has Been Newly Refurbished
- Double Glazed Windows, Combination Boiler, Gas Central Heating
- Private Garden Providing A Great Outdoor Space

Monthly Rental Of £1,749

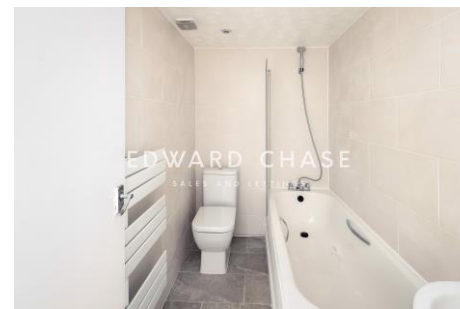
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a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 63 D | |
| 39-54 | 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.