

## Valentines House 51-69 Ilford Hill Ilford, IG1 2DG

Edward Chase is delighted to present this luxurious 1-bedroom spacious apartment located within the exclusive development of the Horizon Building, Ilford. Positioned on the doorstep of Ilford Station (Overground & Cross Rail Elizabeth Line) with several local amenities & superb schools this property is the ideal selection for buyers or investors searching for size, comfort, and convenience. This property has several key features such as: - Double glazed windows throughout with spacious balcony - All electric with no internal gas - Large bedroom with fitted wardrobes - Ample storage with two huge storage cupboards in the open reception - Family bathroom which is semi tiled - Open plan layout kitchen including white goods - Elevator system - Doorstep of Ilford Station - EPC Rating B, Council Tax Band C, London Borough of Redbridge - Concierge desk Financial Information: The property is current rented at £1180.00 per calander month.

- Amazing Brand New Luxury Apartment On The Doorstep Of Ilford Station (Overground)
- White Goods Including Dishwasher, Fridge Freezer & Washing Machine
- Location Is Great, Ilford High Road and Exchange Mall all within
- Property Can Be Rented Furnished Or Unfurnished Dependent on Occupant
- Double Glazed Windows with Superb Views Over Ilford Town Centre
- 2 minutes Walking Distance, A Selection of Top Schools to Select

**Offers in Excess of £265,000**

# Valentines House 51-69 Ilford Hill

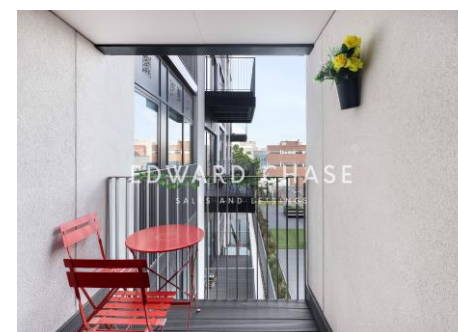
## Ilford, IG1 2DG

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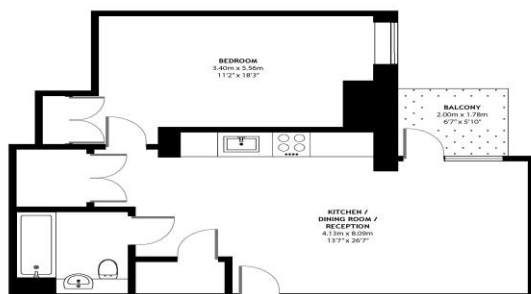
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Financial Information: The property is current rented at £1180.00 per calander month. The lease term remaining is approximately 264 years. We have

been informed via the vendor the annual ground rent is £240 and the quarterly service charge is £440. Lettings Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price 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, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. **DISCLAIMER** Edward Chase estate agents is the seller's agent for this property. Your



**ILFORD HILL IG1**  
Approximate Gross Internal Area  
52.95 m<sup>2</sup> / 569.95 sq<sup>ft</sup>



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	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.