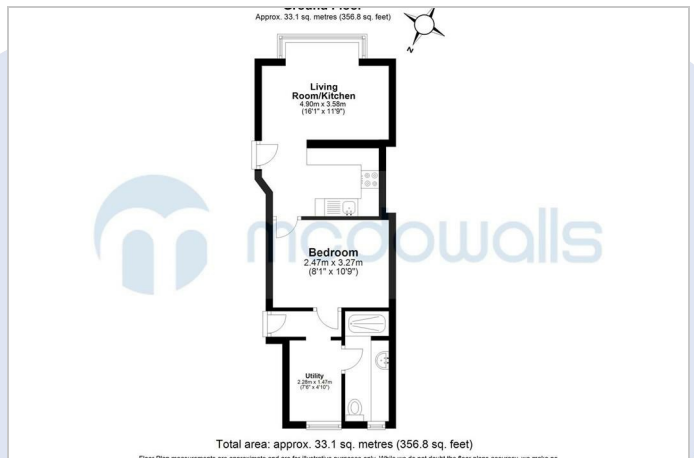


Ground Floor Flat 8 Kensington Gardens, Ilford, IG1 3EL



£1,300 Per month

Ground Floor Flat 8 Kensington Gardens, Ilford, IG1 3EL

Mcdowalls are pleased to offer to the market, this one bedroom ground floor flat to rent.

The property is newly refurbished, double glazed throughout with gas central heating.

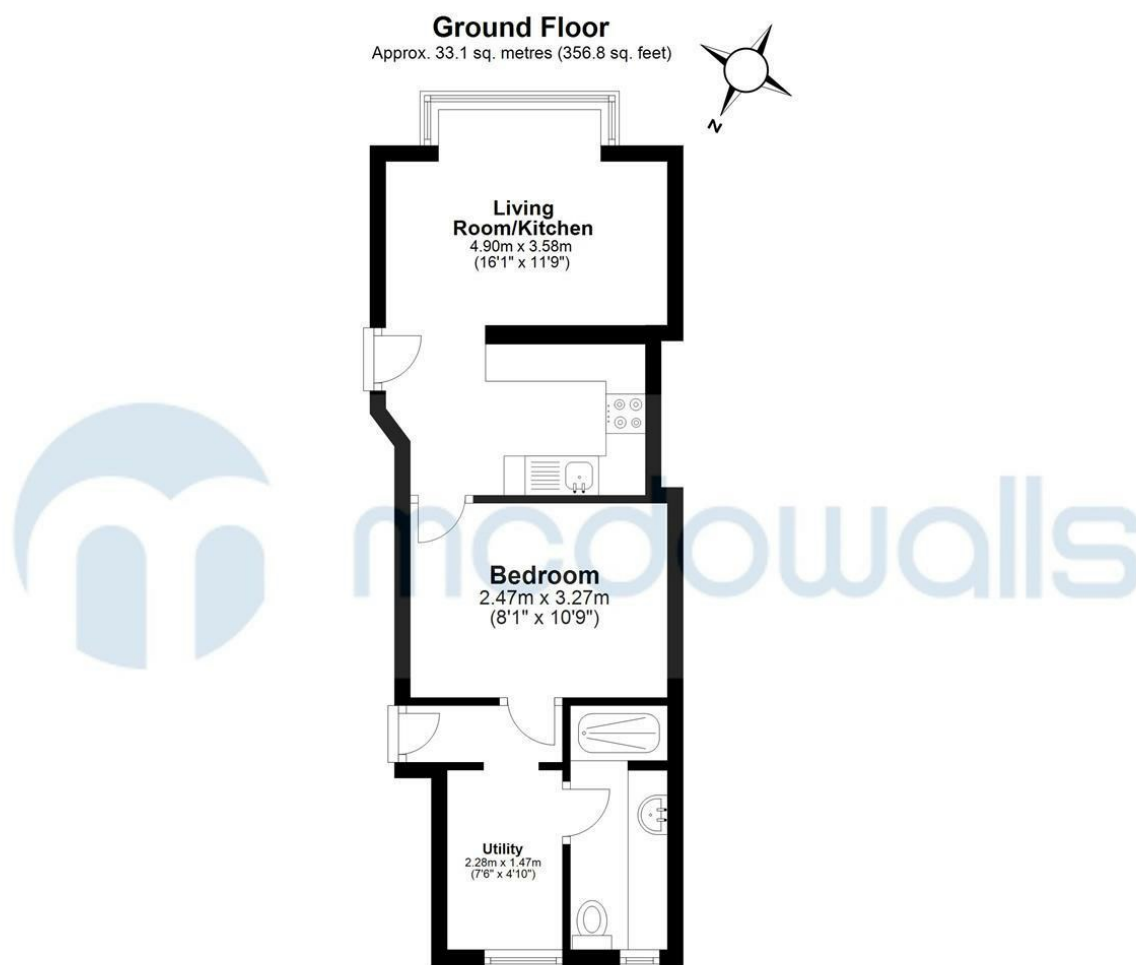
Situated in Ilford only a 10 minute walk to Ilford station, with a large park nearby, a short walk to Ilford Town Centre.

The property is unfurnished with white goods supplied in the kitchen area.

VIEWINGS HIGHLY RECCOMENDED

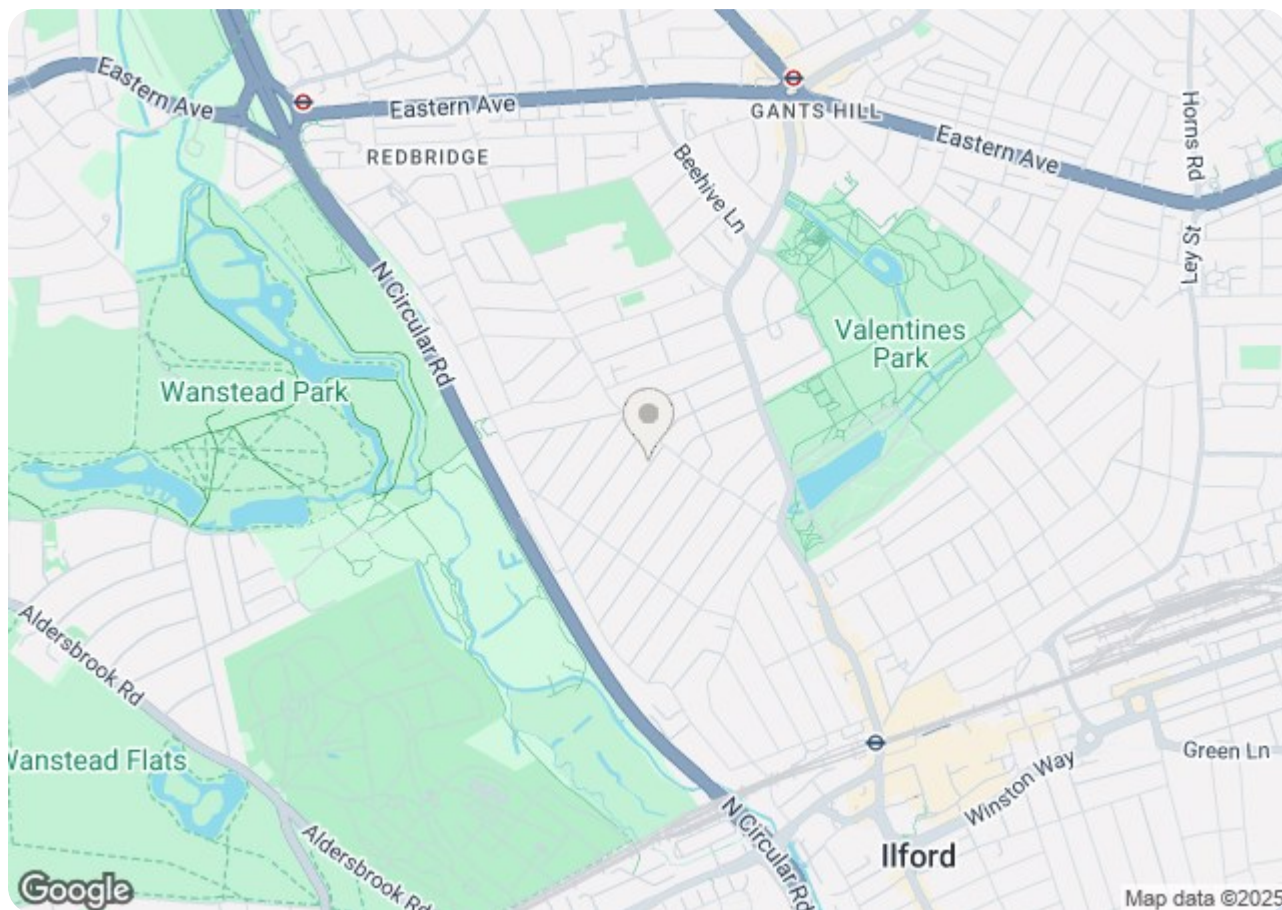
Council Tax - Band B (£1400 pa)

EPC - Band D



Total area: approx. 33.1 sq. metres (356.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

