



## High Road, Ilford IG3 8RQ

**£1,300**

ALL UTILITY BILLS INCLUDED IN RENTAL PAYMENT - EXCLUDING COUNCIL TAX

Birchills Estate Agents are very pleased to present the rental market this 1 double bedroom first floor flat within close walking distance to Seven Kings Tube Train Station.

This lovely home offers 1 double bedroom, separate kitchen/diner with appliances. large separate living room and a bathroom.

To the front of this home you will find a vast amount of on street resident permit parking.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to let very quickly.

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### Living Room

16'7" x 11'11" (5.06 x 3.65)



### Bedroom

13'6" x 6'5" (4.12 x 1.97)



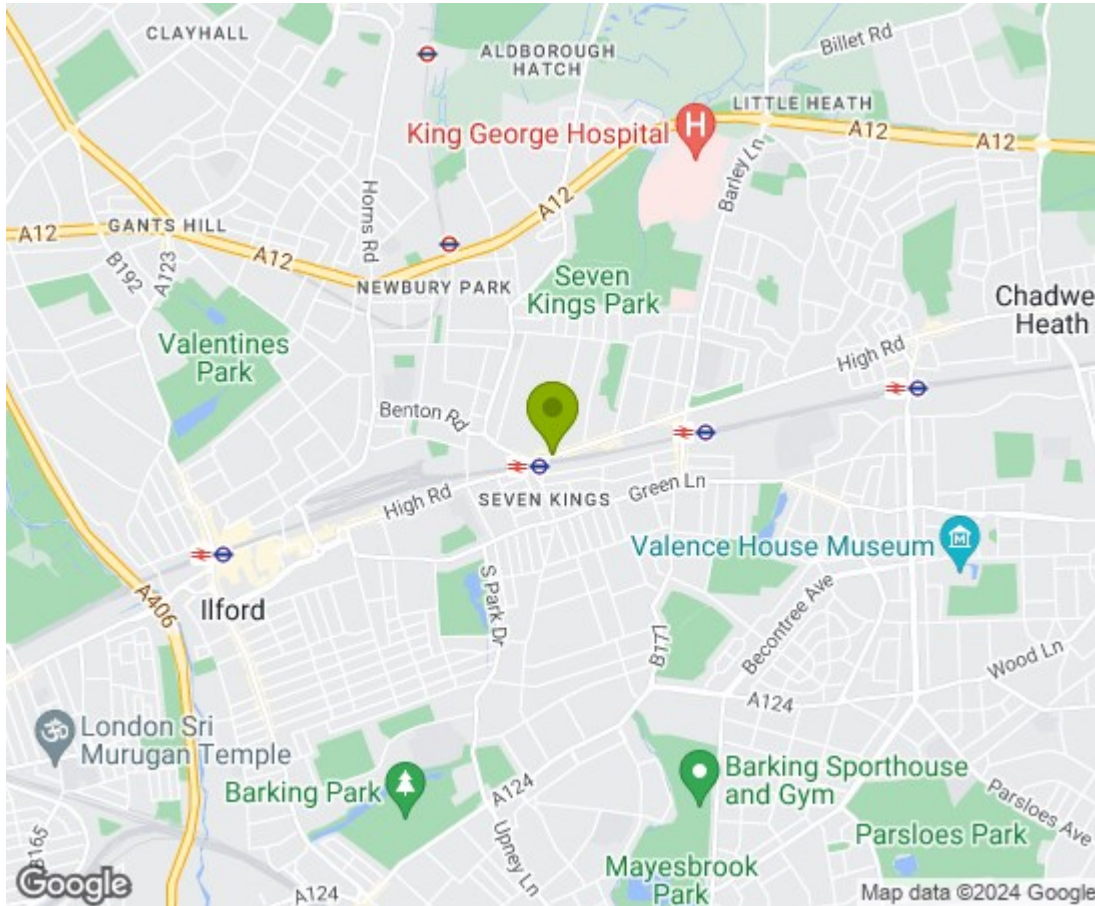
### Bathroom

8'6" x 4'9" (2.6 x 1.47)



### Kitchen

10'1" x 6'7" (3.09 x 2.03)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	64

**England & Wales** EU Directive 2002/91/EC

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO2 emissions		
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