



St. Albans Road, Ilford IG3 8NW

£2,600

Birchills Estate Agents are pleased to present the rental market this beautiful three double bedroom house, within close walking distance to Seven Kings Tube Station.

The ground floor of this lovely warm home boasts a large lounge, diner, modern kitchen with appliances, and a shower room.

The first floor offers three double bedrooms, and a family bathroom.

There is off street parking on the driveway, and to the rear of the house you will find a beautiful low maintenance private garden.

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

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Living Room

15'10" x 14'1" (4.84 x 4.31)



Bedroom 3

9'8" x 8'7" (2.96 x 2.62)

Bedroom 1

12'7" x 11'1" (3.85 x 3.4)



Kitchen

9'8" x 8'0" (2.96 x 2.46)

Bedroom 2

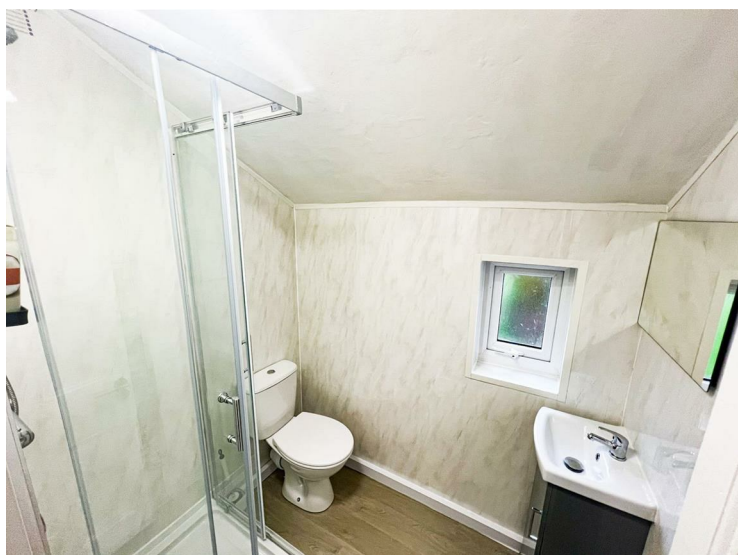
16'0" x 11'3" (4.88 x 3.45)



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Shower Room
5'11" x 5'11" (1.81 x 1.82)



Bathroom
9'5" x 8'6" (2.88 x 2.6)



Diner
14'0" x 12'3" (4.29 x 3.75)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales 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		

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