

**A&M**  
ARBON MILLER  
EST 1976



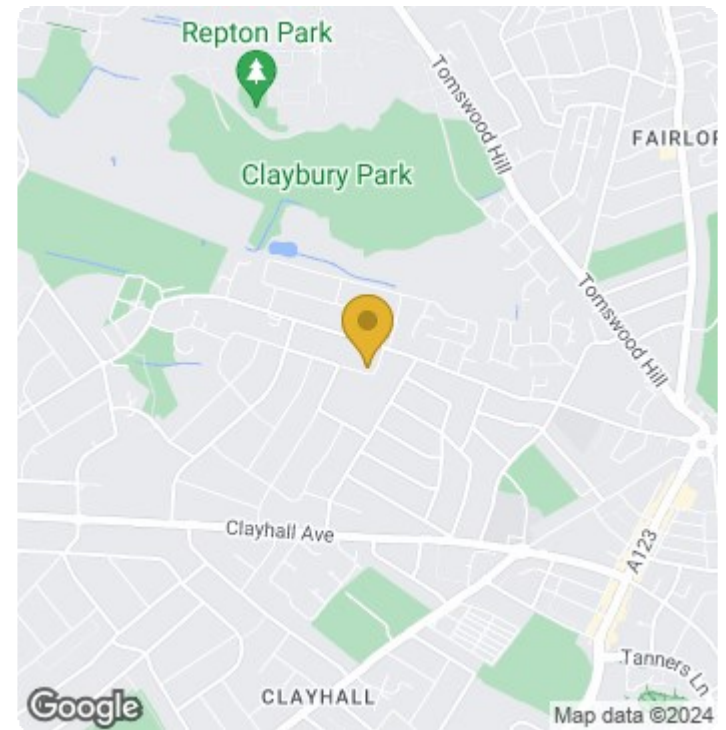
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25 Basildon Avenue  
Clayhall, Essex IG5 0QE  
£950 Per calendar month


## 25 Basildon Avenue, Clayhall, Essex IG5 0QE

\*\*\* ALL BILLS INCLUDED \*\*\* Arbon & Miller are privileged to offer this IMMACULATE Large En-suite Room. The property is located in this favorable residential turning directly off Fullwell Avenue. Ideally located within close proximity of local shops and bus services. Within easy access to local bus routes and within one mile of Fairlop central line station offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. The property comprises of Large En-suite room, Large Communal Kitchen, Communal Garden.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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