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ARBON MILLER  
EST 1976

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49a Thorold Road  
Ilford, Essex IG1 4EU  
£1,600 Per calendar month



## 49a Thorold Road, Ilford, Essex IG1 4EU

ARBON & MILLER are delighted to offer this LARGE SPLIT LEVEL, TWO BEDROOM first floor flat with allocated parking space. situated within 0.5mile of Ilford station & Ilford shopping exchange. Walking distance to Christchurch and Seven Kings Schools along with Valentines Park, white goods provided. BOOK NOW FOR VIEWING APPOINTMENT !!!

Ground Floor Entrance Hall

Landing

Large Lounge

Kitchen

Bedroom

Bathroom

Seperate W/C

Stairs to Loft Bedroom

Loft Bedroom

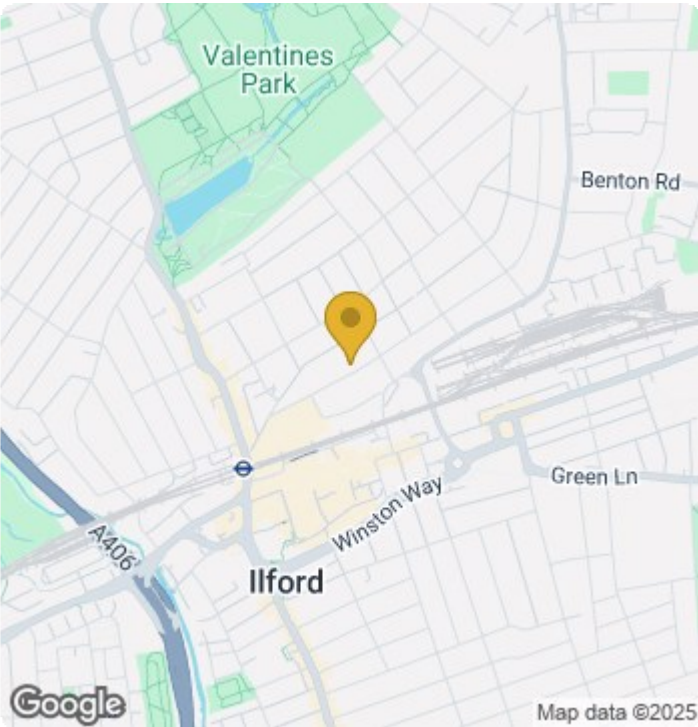
Driveway - 1 x parking space



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



2ND FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



### 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>		<b>72</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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