



31 Reservoir Way  
Ilford, IG6 3FD  
£2,300 Per calendar month

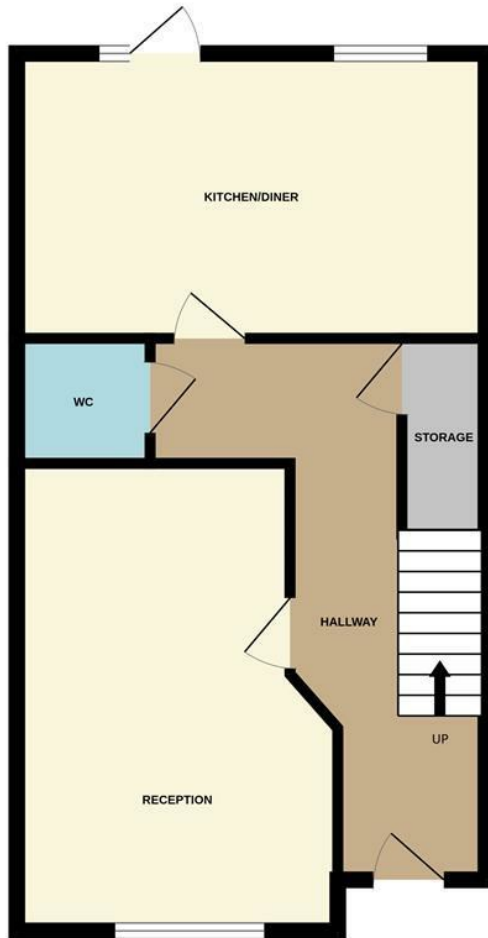


### **31 Reservoir Way, Ilford, IG6 3FD**

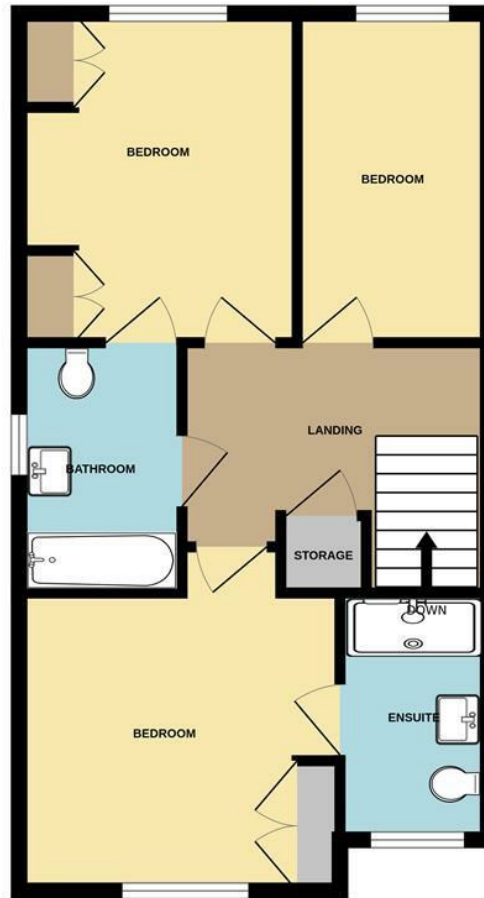
A well-presented three-bedroom end-of-terrace family home located within a popular residential development in IG6, offering spacious and modern accommodation throughout. The property comprises a fitted kitchen, generous reception room with access to the rear garden, a convenient ground floor cloakroom, three well-proportioned bedrooms including a master bedroom with en-suite shower room, and a contemporary family bathroom, along with the added benefit of an allocated parking space. Ideally positioned for families and professionals alike, the home is within easy reach of well-regarded local primary and secondary schools, excellent transport links including nearby Central Line Underground stations providing direct access into Stratford and Central London, as well as convenient access to the A406 and A12, with local shops, amenities and green spaces close by.



GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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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## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



