



High Road, Ilford, IG1 1DE

£1,600 Per Calendar Month





# High Road

Ilford, IG1 1DE

Local Authority: Redbridge

Tax Band: C

- EPC RATING:
- IMMACULATE REFURB
- SITUATED ON ILFORD'S POPULAR HIGH STREET
- TWO BEDROOM FLAT
- OPEN PLAN KITCHEN/LOUNGE
- AVAILABLE IMMEDIATELY

Sandra Davidson Estate Agents are delighted to offer TO LET; Nestled on the bustling High Road in Ilford, this charming purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 614 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the living spaces. The kitchen is functional and well-equipped, providing ample storage and preparation areas for culinary enthusiasts.

The flat also boasts a modern bathroom, designed with both style and practicality in mind. With its contemporary fixtures and fittings, it offers a serene space to unwind after a long day.

Situated in a vibrant area, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and parks. Excellent transport links are also nearby, making commuting to central London and beyond a breeze.

This property presents a wonderful opportunity for those looking to embrace a comfortable lifestyle in a thriving community. Whether you are a first-time buyer or an astute investor, this flat on High Road is certainly worth considering.

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## ENTRANCE

Communal entrance, carpeted staircase with bannister to third floor, front door leading to hallway with heater, light

## LOUNGE AREA

11'6" x 10'10" (3.50m x 3.30m)

Two double glazed windows, with radiator under, laminate wood flooring, light

## KITCHEN

8'10" x 10'10" (2.70m x 3.30m)

Fitted boiler to wall. Base units, worksurface with tiled splash back, four ring gas hob with extractor hood over, one bowl sink with drainer, washing machine, fridge freezer, double glazed window via open plan lounge area ceiling light

## BEDROOM ONE

10'7" x 11'2" (3.23m x 3.41m)

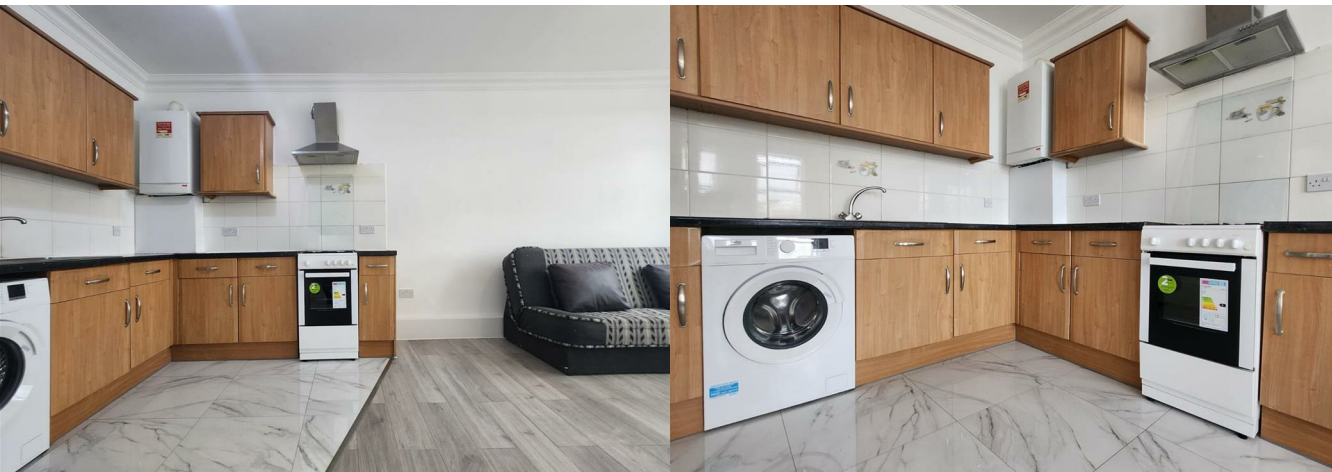
Two double glazed window with radiator under, laminate wood flooring, ceiling light

## BEDROOM TWO

10'2" x 7'7" (3.10m x 2.30m)

Double glazed window with radiator under, laminate wood flooring, ceiling light

## BATHROOM



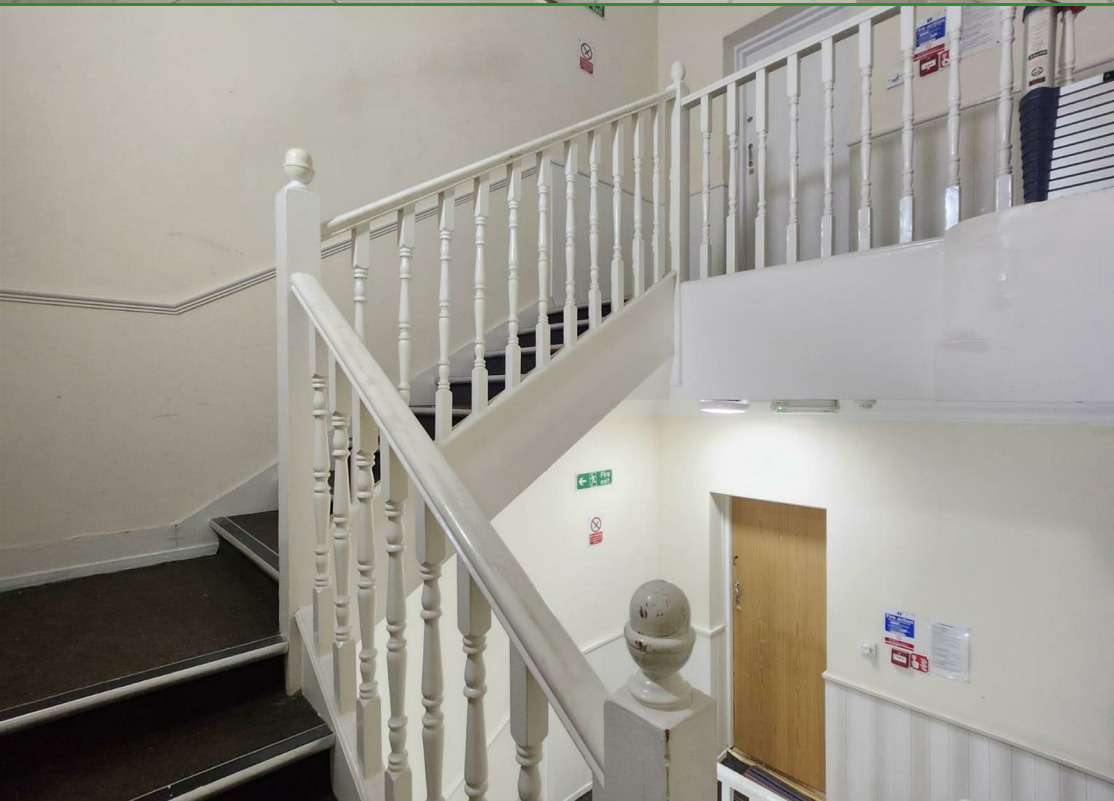




Bathtub with rainfall effect shower, low level WC,  
Pedestal hand wash basin, tiled paneled walls, tiled floor,  
ceiling light, extractor fan

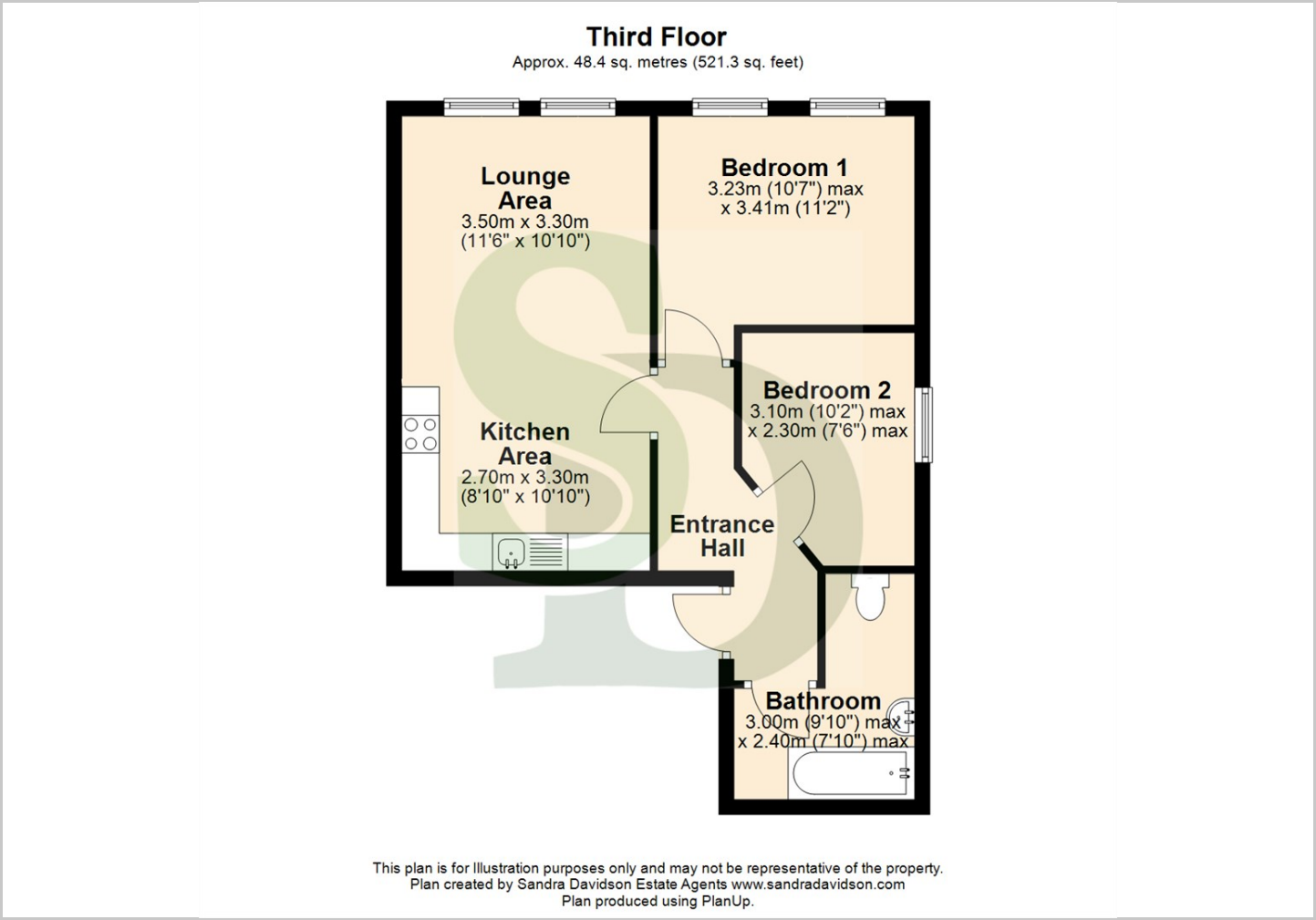








Floor Plans



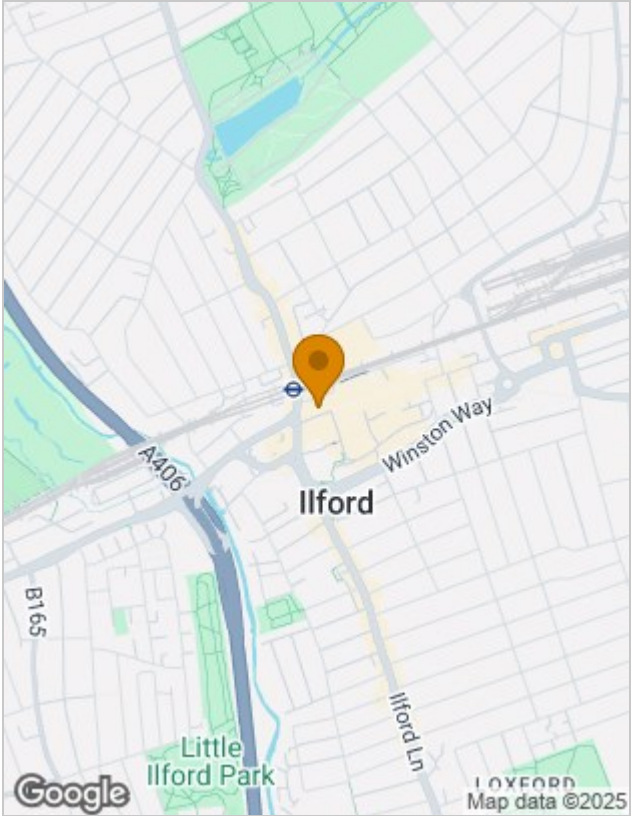
Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

