

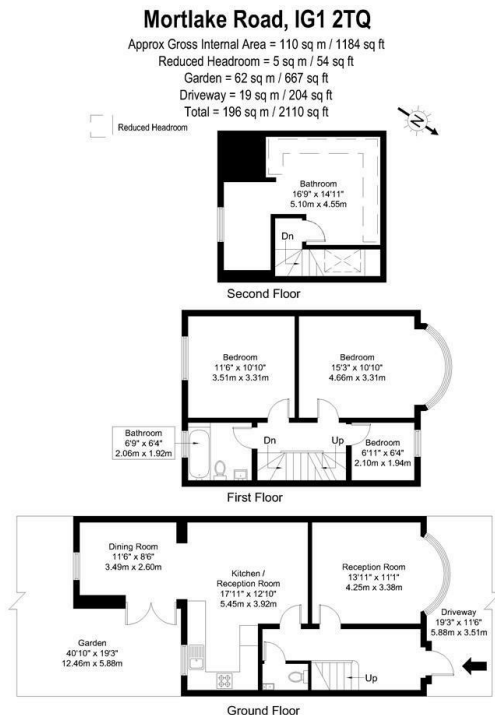
# Hammonds



343A Mortlake Road, Ilford, IG1 2TQ

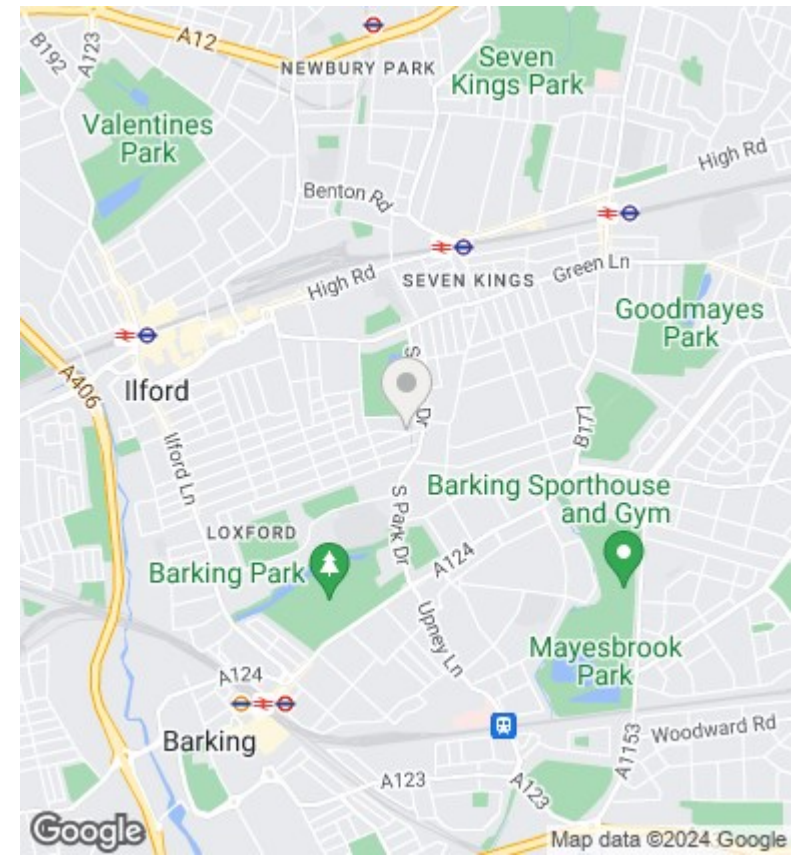
Offers Over £540,000

- New Build House
- 2 Reception Rooms
- Great Location
- Ideal Family Home
- Low Maintenance Rear Garden
- Sought After School Catchment Area



Ref: Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and while we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**Directions**

**Viewings**

Viewings by arrangement only. Call 02089802226 to make an appointment.

**Council Tax Band**

D

**EPC Rating:**

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	