



**KURTIS**  
Kurtis Property, Ilford have just won The British Property Award for Ilford (IG2-3).

Their team performed outstandingly throughout the extensive judging period, which focused on customer service levels.

Kurtis Property, Ilford have now been shortlisted for a number of national awards which will be announced later in the year.

The British Property Awards provide agents throughout the UK with an invaluable opportunity to compare the service that they provide against the service provided by their local, regional and national competition.

Agents who go that extra mile and provide outstanding levels of customer service are rewarded with our accolade, which acts as a beacon to highlight these attributes to their local marketplace.

Kurtis Property, Ilford  
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**BRITISH PROPERTY AWARDS**

**2022**

★ ★ ★ ★ ★

**GOLD WINNER**

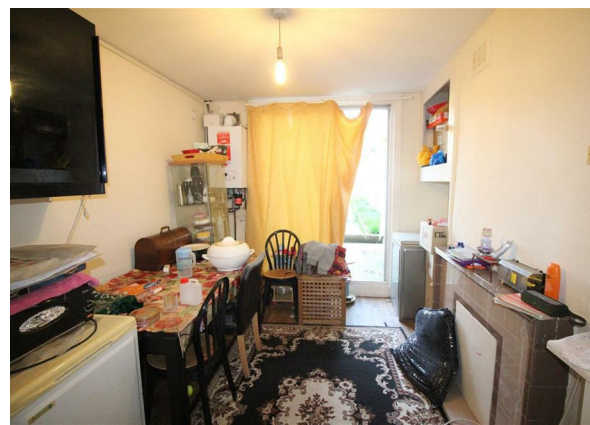
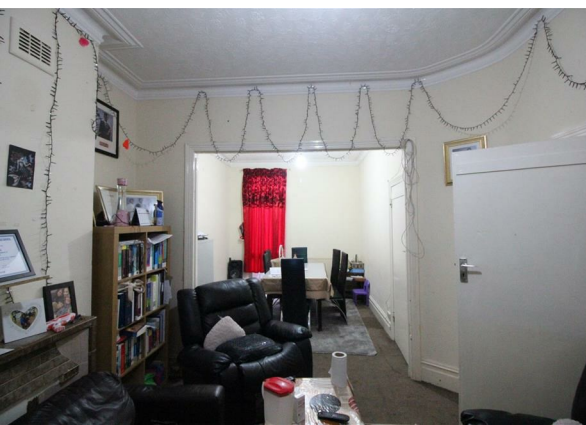
ESTATE AGENT  
IN ILFORD  
(IG2-3)

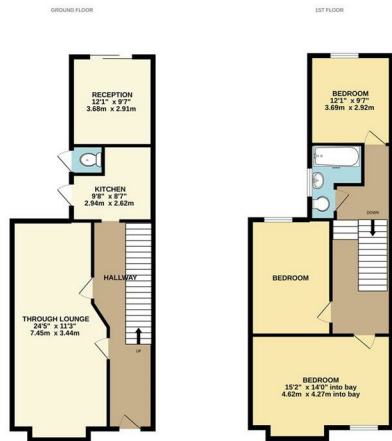
**THE BRITISH PROPERTY AWARDS** are one of the most inclusive estate agency awards providers as they do not charge to enter. This has enabled their award to be structured in a manner that ensures maximum participation, on average judging over 90% of agents that meet their minimum criteria on a local level.

The team personally mystery shops every estate agent against a set of 25 criteria to obtain a balanced overview of their customer service levels. The judging criteria is both comprehensive and detailed exploring different mediums, scenarios and time periods to ensure that agents have been rigorously and fairly judged.

Robert McLean from The British Property Awards said "Our awards have been specifically designed to be attainable to all agents, removing common barriers to entry, such as cost, to ensure that we have the most inclusive awards. Our awards have also been designed to remove any opportunity for bias or manipulation. If an agent has also been attributed with one of our awards, it is simply down to the fantastic customer service levels that they have demonstrated across a prolonged period of time. Winning agents

- INDEPENDENTLY JUDGED**
- OVER 25 CRITERIA**
- JUDGING YOUR LOCAL MARKET**





These measurements are for information only and are not intended to be used for any legal purpose. They are not intended to be used for any legal purpose. They are not intended to be used for any legal purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Guide Price: £475,000 - £500,000  
**FOR SALE BY TENDER** - Kurtis property are pleased to offer for sale this mid terraced 3 bedroom extended house located on a popular residential turning off Plashet Grove being sold with no onward chain. The property boasts two reception rooms, fitted kitchen, front and rear garden, ground floor wc, three double bedrooms and first floor bathroom. Viewings are advised to avoid disappointment. NOTE: Sold with tenants in situ. Section 21 notice has been served to the existing tenant. Can be purchased with the current rental income of £1600 pcm (This amount can be increased, subject to review). PURCHASE FEES APPLICABLE - CLOSING DATE

Tenure: Freehold  
 EPC Rating D  
 Council Tax Band D

- Chain Free
- Near Green Street
- Short walk from Upton Park Station
- Three Double Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- Tenant In Situ (Currently paying 1600 pcm)
- Buyer Fees Apply!