





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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Kurtis Property present this spacious ground floor flat located on Westwood Road, Seven Kings, Ilford. In need of modernisation, boasting high ceilings with additional features including two bedrooms, lounge, kitchen, lean to, bathroom and garden. Located within close proximity to local parks, schools, amenities and transport links.

In our opinion, this property would be ideal for first time buyers and buy to let investors.

Contact us now to arrange your internal inspection

EPC Rating: D  
Council Tax Band: B

**Bedroom 1**  
4.42 into bay x 4.08 (14'6" into bay x 13'4")

**Bedroom 2**  
3.54 x 2.81 (11'7" x 9'2")

**Lounge**  
3.81 x 2.97 (12'5" x 9'8")

**Kitchen**  
3.61 x 2.82 (11'10" x 9'3")

**Lean To**  
4.17 x 2.48 max (13'8" x 8'1" max)

- Ground Floor
- Chain Free
- Garden
- High Ceilings
- Spacious Accomodation
- A Must View