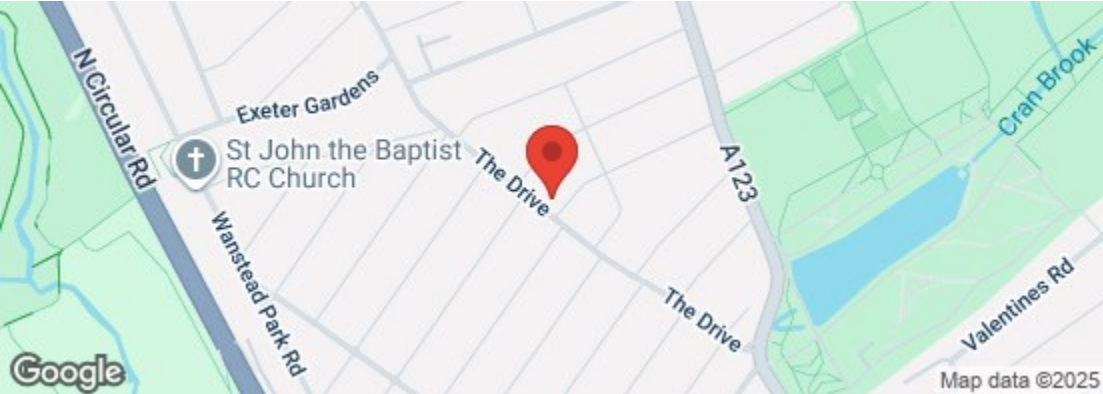


TOTAL FLOOR AREA: 1969 sq.ft. (182.0 sq.m.) approx.  
We have every effort been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide for the prospective purchaser. The purchaser should seek professional advice for the purpose of the purchase and for the purpose of the mortgage. The purchaser should seek professional advice for the purpose of the purchase and for the purpose of the mortgage.

Council: Redbridge | Council Tax Band: C | Floor Area: sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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The Drive, Ilford, IG1 3HY  
£2,200 Per Month

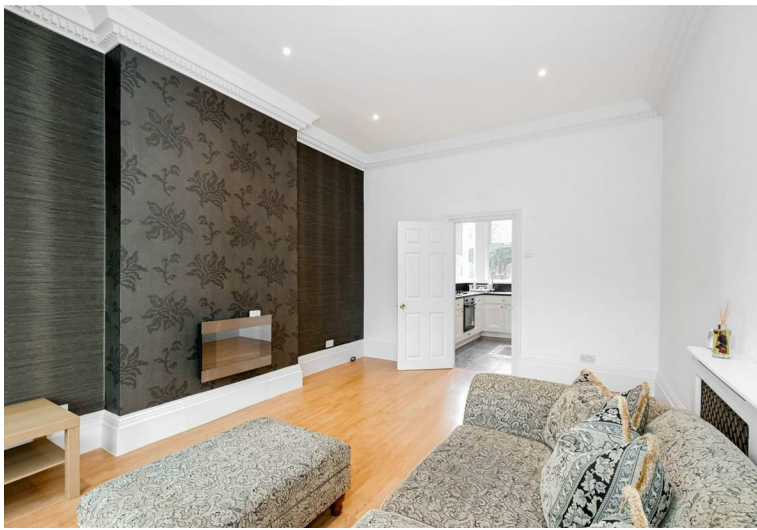
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



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Available Now | Part-Furnished | Ground Floor Three Bedroom Conversion Flat | Private Garden | Off-Street Parking | Basement

Churchill Estates are delighted to present this spacious and rarely available three-bedroom ground floor conversion flat, ideally located within walking distance of both Gants Hill and Redbridge Central Line stations.

Offering nearly 1,000 sq ft of living space and featuring high ceilings throughout, the property comprises three well-proportioned bedrooms, a generous reception room, a bespoke fitted kitchen, a modern family bathroom, and a separate utility area. Further benefits include direct access to a private, well-maintained garden and off-street parking.

This well-presented home is perfect for families looking for character, space, and excellent transport links.

Enquire now to arrange a viewing.

