



High Road, Ilford, IG1 1YS £1,500 Per Calendar Month

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****FOURTH-FLOOR APARTMENT, NEAR ILFORD STATION WITH SECURE UNDERGROUND PARKING AVAILABLE ****

OC Homes are delighted to offer a one-bedroom apartment, situated within a short walk from Ilford Station. Located on the 4th floor of the highly desirable Raphael House development, the property offers a spacious lounge, separate fitted kitchen, spacious double bedroom and a three-piece bathroom suite.

The property also benefits from having a balcony, concierge service, a lift to all floors, a gym and communal roof terrace.

Ideally located within a few minutes walk to Ilford Rail Station, Ilford Shopping Centre, bars and restaurants.

AVAILABLE 09/08/2024

- ALLOCATED PARKING SPACE
- LARGE BALCONY
- CONCIERGE SERVICE
- WALKING DISTANCE TO ILFORD STATION
- GARDEN ROOF TERRACE
- GYM
- LIFT
- SEPARATE KITCHEN
- 4TH FLOOR
- AVAILABLE 09/08/2024

Viewing

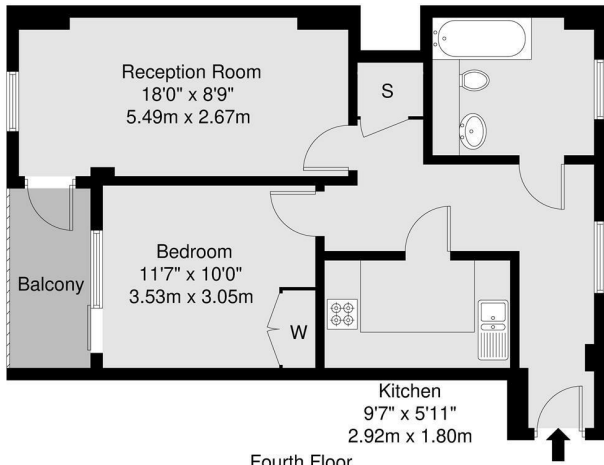
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Raphael House, High Road Ilford, IG1

GROSS INTERNAL AREA
51.7 sq m / 556 sq ft



GROSS INTERNAL AREA (GIA)
The largest of any property type
51.7 sq m / 556 sq ft

TOTAL STORAGE SPACE
Wardrobe and storage (2000 litres)
1.7 sq m / 18 sq ft

EXTERNAL STRUCTURAL FEATURES
Double Glazing, Windows, Windows etc.
4.0 sq m / 43 sq ft

RESTRICTED HEAD HEIGHT
Bedroom and Living Room (2m)
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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