



**2 Bed  
Apartment  
located in**



# 1 Castlevew Gardens Ilford IG1 3QB



£1,350 Per Month

**\*\*Council tax and water bill for £150 Per month. You are responsible for the electric bill. There is no gas in the property\*\***

Sincere Lettings are pleased to offer this lovely first floor two bedroom, to rent on Castle view Gardens IG1.

- First floor new flat conversion
- High standard
- Two double rooms
- Separate modern kitchen
- Parking
- Including council tax and water bill
- Max 3 occupants
- 8 Minutes walk to Gants hill station

The flat is in a great location, close to nearby bus and train stations (8 minutes to gants hill station), allowing for simple commuting. The property is ideal for prospective tenants because it is surrounded by a variety of local shops, supermarkets, and cafes, allowing them to get all of their daily necessities right on their doorstep.





1 Castlevew Gardens, Ilford, IG1 3QB

| 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<br>2002/91/EC |  |

## DIRECTIONS

## CONTACT

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