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EST 1976

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104 Buntingbridge Road
Ilford, IG2 7NZ
£1,750 Per month

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Arbon & Miller are pleased to offer this two bedroom first floor flat on Buntingbridge Road in Newbury Park, available unfurnished. It has two bedrooms, a family bathroom and a fitted kitchen with white goods included, plus the benefit of an allocated parking space. The location is excellent for commuters: Newbury Park Central Line station is just a short walk away, with Barkingside station also close by, and the A12 Eastern Avenue and A406 North Circular give easy road access into London and out to Essex. Families are well served by a range of popular local schools, including Newbury Park Primary, Fullwood Primary, Oaks Park High, Seven Kings School and Valentines High School. Everyday shopping is close at hand with Aldi, Lidl and local convenience stores nearby, along with GP surgeries and pharmacies. The wider shops, restaurants and amenities of Gants Hill and Barkingside High Street are also within easy reach, as is the open space of Valentines Park. Early viewing is highly recommended.

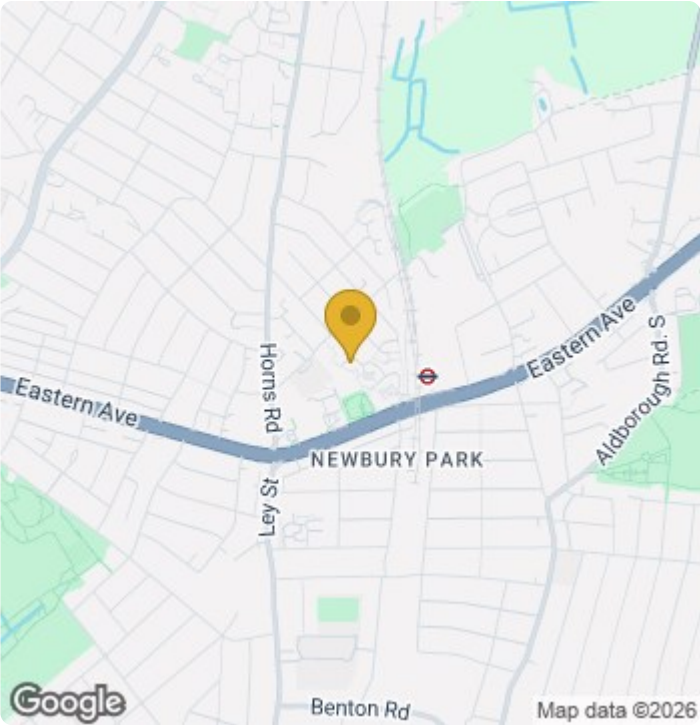


FIRST FLOOR



104 BUNTINGBRIDGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 

