



Mortlake Road Ilford, IG1 2TG

Edward Chase is delighted to present this spacious three-bedroom, two-bathroom terraced home, ideally located on Mortlake Road, IG1. Situated in a prime residential area, the property benefits from excellent local amenities and highly regarded primary and secondary schools. Offering generous living space, well-proportioned bedrooms, and convenient access to transport links, this home is perfectly suited for families seeking comfort, space, and location. Key features include: - Three generously sized bedrooms - Two modern bathrooms - Private rear garden with lawn - Driveway parking plus additional on-street parking - Double glazed windows throughout - Gas central heating with combination boiler - Fully fitted kitchen with white goods included - Offered part-furnished (at landlord's discretion) - Ample storage space - Entrance porch - Combination of carpet and laminate flooring How to view this property: Please complete the online enquiry

- Spacious 3 Bedroom, 2 Bathroom House in Ilford
- Through Lounge, Kitchen Reception Including White Goods and Ground Floor Shower room
- Property is Unfurnished, Furniture Provided as Goodwill
- Property Has Street and Driveway Parking
- Rear Private Garden with Lawn (bricked shed not included)
- EPC Rating D, Council Tax Band C, London Borough of Redbridge

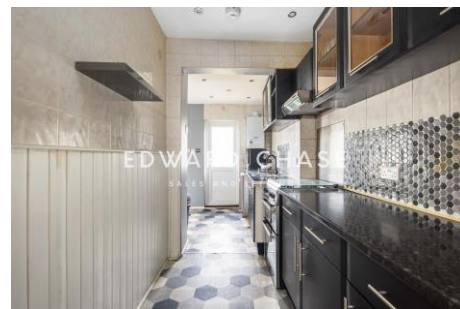
Monthly Rental Of £2,249

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How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name,

email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (together in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.