



## Hastings Avenue Ilford, IG6 1DZ

Edward Chase is delighted to present to the residential lettings market this amazing \* 2 Reception 3 Bedroom \* unfurnished newly refurbished house located off Cranbrook Road on Hastings Avenue. This property is in a prime location and benefits from superb schools and transportation links. This property is ideal for families or professional sharers searching for long-term tenancy. This property has many key features such as: - Gas central heating - Double glazed windows - 2 spacious receptions - 3 large bedrooms - Unfurnished - Bright & airy with storage - Ground floor W/C - Master bathroom with standing shower - Fitted wardrobes - Off street parking - Rear garden - White goods in kitchen To view this property please contact Edward Chase today. 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.

- A Large 3 Bedroom 2 Reception House to Rent
- 2 Large Ground Floor Reception Rooms, This Home Could Be Used as a 4 Bedroom House
- Spacious Garden with Street Parking
- First Floor Family Sized Semi Tiled Bathroom
- Located In The Middle of Gants Hill & Barkingside, Great Schooling Options
- EPC Rating D, Council Tax Band E, London Borough of Redbridge
- Kitchen Has Ample Storage, Gas Hobs, White Goods

**Monthly Rental Of £2,299**

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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 chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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.