



**388 High Road
Ilford, IG1 1TL**

Edward Chase is delighted to present to the residential lettings market this 3-bedroom flat located in Seven Kings. This property is a short distance to Ilford or Seven Kings Station (Elizabeth Line). This flat is ideal for sharers or growing families searching for location, size and convenience. This flat has several key features such as: - No gas, all electric - 3 bedrooms - Large open plan reception - Unfurnished - White goods present - Ample storage in kitchen - Prime location - Double glazed windows - Tiled bathroom - No parking 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,

- Large 3 Bedroom Flat in Ilford
- Unfurnished
- Double Glazed Windows Throughtout
- Superb Location Near Station
- Open Plan Kitchen Reception Room
- EPC Rating C, Council Tax Band C, London Borough of Redbridge
- All electric, no gas bills
- Kitchen White Goods Included

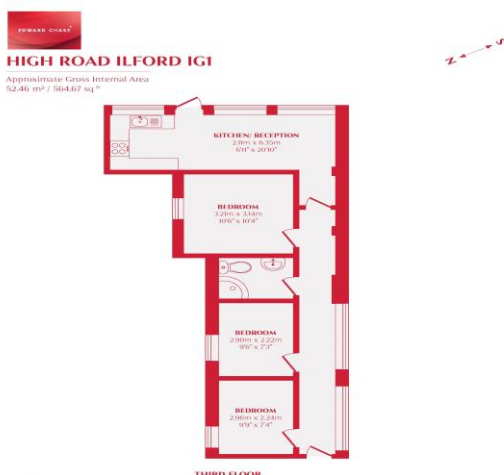
Monthly Rental Of £1,700

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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 estate agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate agents in Canary Wharf are the local experts covering the postcodes E14, E15, E16.



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 whether 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		
69-80	C	77 C	77 C
55-68	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.