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### Dellow Close, Ilford, IG2

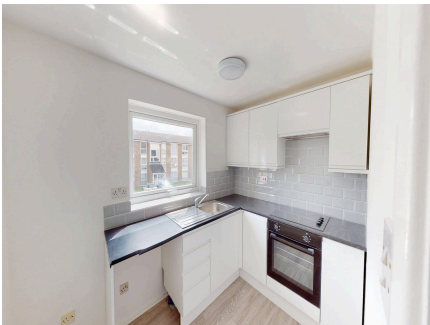
**\*\*STUDIO FLAT \*\* \*\* SEPARATE KITCHEN\*\* \*\* MODERN BATHROOM\*\* \*\* AVAILABLE 10TH FEBRUARY 2026 ON A MINIMUM 12 MONTHS TENANCY \*\* \*\* UNFURNISHED\*\* \*\* SHORT WALK TO NEWBURY PARK STATION \*\* \*\* EPC RATING D COUNCIL TAX BAND B \*\***

**Rent: £1,195 - Monthly**



Dellow Close, Ilford, IG2

Kitchen



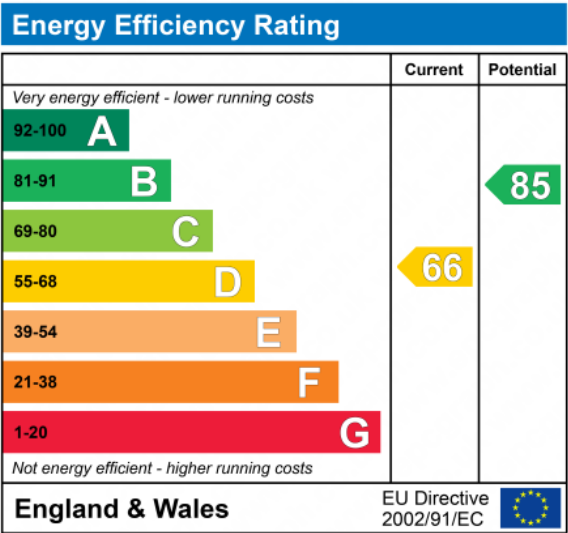
**Lounge/Bedroom**  
Studio  
3.93m x 3.99m lounge  
  
kitchen 1.92m .2.84m



Bathroom



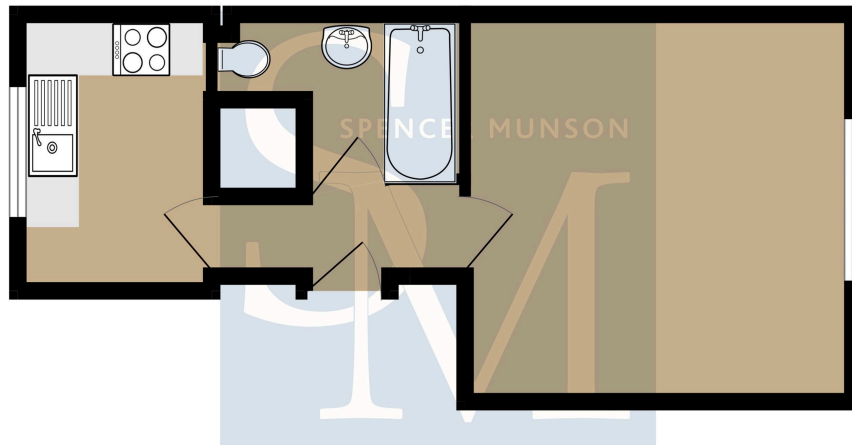
Exterior



SPENCER MUNSON are delighted to offer this modern studio flat. The flat benefits from a separate kitchen and bathroom and good size living area. Modern kitchen and bathroom. The property is located just a short walk to Newbury Park central line station, 10 min drive to King Georges Hospital and is walking distance to local amenities. The property is being offered unfurnished, available 10th February 2026 on a minimum 12 month term. Council tax band : B / EPC rating : D

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GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 299 sq.ft. (27.8 sq.m.) approx.  
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.  
Made with Metropix 5.0223

### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.