



TOTAL FLOOR AREA: 480 sq. ft. (44.6 sq. m.) approx.
We have every effort been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide for the prospective purchaser. The intended use of the property is for residential purposes only and no guarantee is given as to the suitability or efficiency of the plan. (Measurements taken from the ground level and not guaranteed.)

Council: Redbridge | Council Tax Band: B | Floor Area: sq ft

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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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New North Road, Ilford, IG6 3AA
£1,450 Per Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



- Available Now - Unfurnished - Churchills Estates are pleased to offer to market this newly redecorated 1 Double Bedroom Ground Floor Converted Flat with Private Garden situated just moments from Hainault Central Line Station.

The Flat comprises, large bay fronted lounge, well proportioned double bedroom, three piece bathroom suite with shower over bath and galley kitchen featuring integrated appliances. The private patio and garden can be accessed via double doors in what is marked on the floorplan as the Bedroom and also from the Kitchen.

Having been freshly painted and carpeted, the flat is of a good standard and will make an excellent home for anyone wanting to be close Central Line transport and or Local Bus Network.