

Kensington Gardens,
Ilford IG1 3EL

1,800 Monthly *



- 2 Large Bedrooms
- Open Plan Living Room
- Modern Fitted Kitchen
- Appliances Included
- Bathroom Wc
- Wood Floors
- Private Rear Garden
- Private Off Road Parking Space
- Gas Central Heating

Ref: PRA10365

Viewing Instructions: Strictly By Appointment Only



General Description

NORTH ILFORD 2 BEDROOM GARDEN FLAT: Located just 0.8 mile from Ilford station and shopping centre is this lovely ground floor flat that comes with a private rear garden **CALL NOW**

Accommodation

Communal Entrance Hall

Hallway

Wood floors, radiator

Living Room (11' 1" x 10' 9") or (3.38m x 3.28m)

Wood flooring Radiator, open to:-

Kitchen (12' 0" x 4' 10") or (3.65m x 1.48m)

Double glazed window and door, range of white wall and base units with contrasting black counter tops, fitted gas cooker, single sink with mixer taps, washing machine, under counter fridge and freezer

Bedroom (15' 2" x 8' 1") or (4.63m x 2.46m)

Double glazed bay window, wood floors, radiator

Bedroom (12' 7" x 9' 9") or (3.84m x 2.98m)

Double glazed window, wood floors, radiator

Bathroom

Three piece suite consisting of a panelled bath with shower mixer taps, low level wc and wash hand basin

Rear Garden

Private rear garden with patio and brick built BBQ

Off Road Parking

Space for 1 car

Services

EPC Rating:71

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.