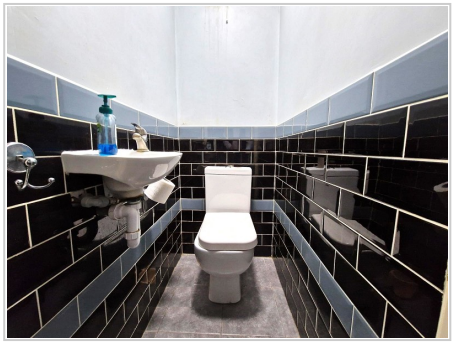
NEON ESTATES

Ilford Lane,
Ilford IG1 2SD

1,750 Monthly *



- Large Separate Living Room
- Separate Kitchen Diner
- 2 Double Bedrooms
- Separate Shower Room
- Separate WC
- Wood Floors Throughout
- Gas Central Heating
- Double Glazed

Ref: PRA10656

Viewing Instructions: Strictly By Appointment Only

116 High Street, Barkingside IG6 2DU t: 020 8550 0088 e: info@neonestates.com

Registered in England. Company No. 10840493. Registered office: 116 High Street, Barkingside IG6 2DU

General Description

LARGE 2 DOUBLE BED FLAT: This 1st floor flat is in excellent condition throughout, located near the centre of Ilford Lane shopping centre and with access to all transport links CALL NOW

Accommodation

Entrance

Via a secured street door and stairs leading the first floor

Hallway

Doors to all rooms, wood floors, radiator

Living Room (19' 02" x 13' 04") or (5.84m x 4.06m)

Double glazed window, wood floors, radiator, storage cupboard, door to:-

Kitchen/Diner (13' 08" x 8' 04") or (4.17m x 2.54m)

Double glazed window, kitchen consisting of black gloss wall and base units with contrasting counter tops, built in gas hob, extractor hood, small breakfast bar, integrated oven and plumbed for washing machine, tiled splash backs and tiled floors

Bedroom 1 (10' 07" x 10' 01") or (3.23m x 3.07m)

Double glazed window, wood floors, large storage cupboard, radiator

Bedroom 2 (9' 06" x 8' 05") or (2.90m x 2.57m)

Double glazed window, wood floors, radiator

Shower Room

Modern separate shower room consisting of a large glass walk in shower cubicle with power shower, vanity unit wash hand basin, extractor fan, tiled wall and floors.

Separate Wc

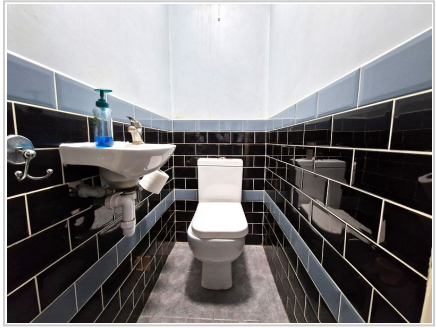
Modern separate WC, consisting of, a low level WC and wall mounted wash hand basin, tiled walls and floors

Services

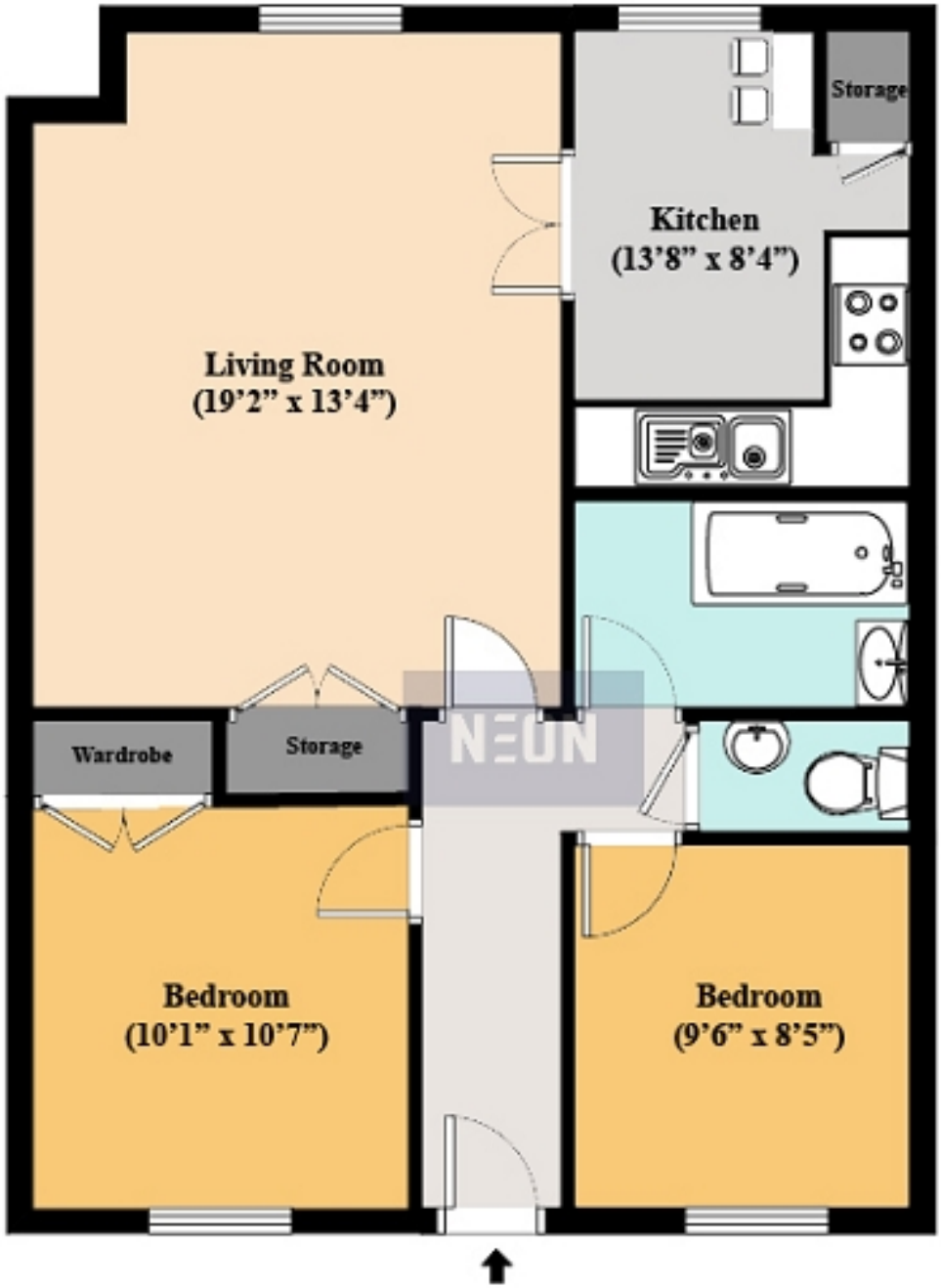
EPC Rating:72

Council Tax

Band Not Specified



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Floor plans are indicative only and subject to change.



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.