

Eltisley Road,  
Ilford IG1 2EP

2,050 Monthly \*



- Refurbished House
- Redecorated Throughout
- New Carpets
- New Large Kitchen Diner
- Large 'L' Shape Living Room
- 1st Floor Bathroom WC
- 3 Bedrooms
- Private Rear Garden
- Off Road Parking

Ref: PRA10654

Viewing Instructions: Strictly By Appointment Only



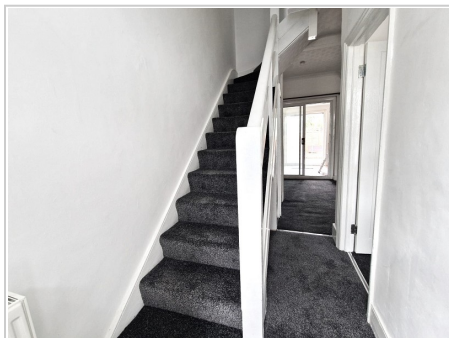
## General Description

FULLY REFURBISHED FAMILY HOUSE: This lovely Period terrace house is located just off Ilford Lane and within easy reach of schools, shops and transport facilities. CALL NOW

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## Accommodation

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Hallway

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L Shape Living Room (21' 3" x 11' 1" x 16' 2") or (6.48m x 3.38m x 4.92m)

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Kitchen/Diner (14' 9" x 7' 8") or (4.50m x 2.33m)

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## First Floor Landing

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Bedroom 1 (10' 6" x 10' 3") or (3.20m x 3.12m)

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Bedroom 2 (10' 6" x 9' 0") or (3.19m x 2.74m)

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Bedroom 3 (7' 10" x 5' 7") or (2.38m x 1.70m)

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Family Bathroom Wc (6' 9" x 6' 0") or (2.05m x 1.84m)

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Rear Garden (26' 3" x 17' 6") or (8.00m x 5.33m)

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Off Road Parking

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Services

EPC Rating:59

Council Tax

Band Not Specified

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*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.*