

The Drive,
Ilford IG1 3HB

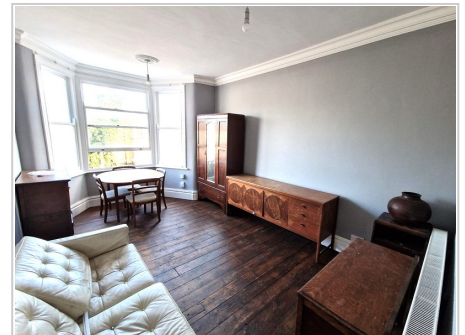
1,600 Monthly *



- LOVELY 2 BEDROOM 1st FLOOR FLAT
- Bright Spacious Living Room
- kitchen with Appliances Included
- Modern Shower Room WC
- 1 x Double Bedroom
- 1 x Single Bedroom
- Wood Floors Throughout
- Gas Central Heating
- Off Road Parking

Ref: PRA10062

Viewing Instructions: Strictly By Appointment Only



General Description

2 BEDROOM 1ST FLOOR FLAT: Located with just a 12 minute walk of Ilford shopping centre and station (Elizabeth Line) and Valentines Park. The Perfect Commuters Flat CALL NOW

Accommodation

Communal Entrance Hall

Door to hallway with access to all flats

Hallway

Wood floors

Living Room (15' 11" x 10' 4") or (4.86m x 3.15m)

Double glazed bay window, coved ceiling, wood floors radiator

Kitchen (7' 7" x 5' 11") or (2.31m x 1.80m)

Double glazed window, fitted grey panelled kitchen units with wood effect counter tops, single sink with mixer taps and all appliances included

Bedroom 1 (9' 11" x 7' 8") or (3.03m x 2.34m)

Double glazed window, wood floors radiator

Bedroom 2 (10' 11" x 6' 4") or (3.32m x 1.92m)

Double glazed window, wood floors, radiator

Shower Room Wc

Fully tiled shower room consisting of a walk in shower, wash hand basin and low level WC, tiled floors and radiator

Off Road Parking

Space for 1 car

Services

EPC Rating:61

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.