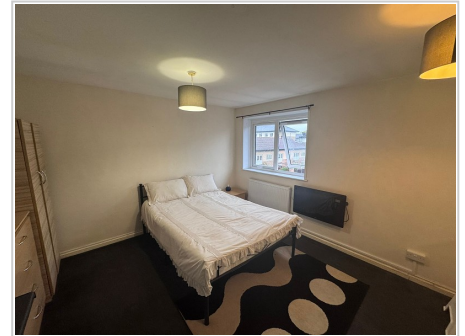


Tiptree Crescent,
Ilford,
Essex.
IG5 0ST

1,200 Monthly *



- Well-Maintained House Share
- Large Self Contained Double Room
- Private En-Suite W/C
- Included Kitchenette Within Room
- Access To Communal Kitchen Featuring Further Appliances
- Electric Heating / No Gas
- All Bills Included Except Electricity
- Peaceful Residential Location
- Great Transport Links & Local Amenities Nearby

Ref: PRA10721

Viewing Instructions: Strictly By Appointment Only

General Description

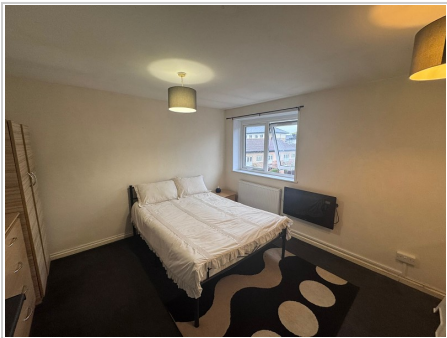
Available Now : Spacious Double Bedroom/Studio In Friendly House Share :

A bright and spacious top floor double bedroom/studio living space available including it's own private kitchenette and en-suite.

Situated within a well-maintained house share nestled in a peaceful residential location of IG5.

This studio style room provides the ideal balance between independent living and shared convenience, perfect for a professional individual seeking both comfort and privacy.

Accommodation



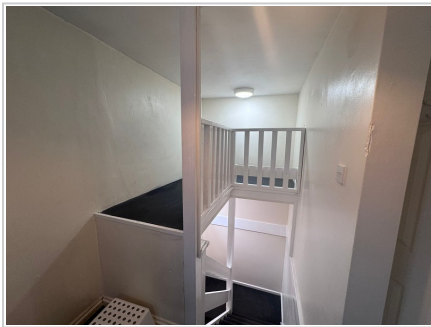
Double Bedroom with Ensuite Bathroom (14' 10" x 11' 6") or (4.53m x 3.50m)

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.