

Eltisley Road,  
Ilford IG1 2EP

2,300 Monthly \*



- Separate Living Room
- Fitted kitchen with
- Fridge Freezer & Washing Machine Included
- 3 Double Bedrooms
- 1st Floor Bathroom WC
- Ground Floor WC
- Private Rear Garden
- Gas Central Heating
- Double Glazed

Ref: PRA10675

Viewing Instructions: Strictly By Appointment Only



## General Description

3 BED FAMILY HOUSE: Located just off Ilford Lane with easy access to shops and Ilford station and benefiting from a Private Rear Garden & Off Road Parking. CALL NOW

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## Accommodation

### Hallway

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Ground Floor Bedroom (12' 6" x 11' 1") or (3.81m x 3.38m)

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Living Room (10' 6" x 8' 10") or (3.21m x 2.70m)

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Kitchen (11' 7" x 6' 8") or (3.53m x 2.04m)

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### Ground Floor Wc

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### Landing

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Bedroom 1 (16' 2" x 10' 6") or (4.94m x 3.21m)

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Bedroom 2 (6' 8" x 6' 1") or (2.03m x 1.86m)

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### Family Bathroom Wc

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### Private Rear Garden

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### Off Road Parking

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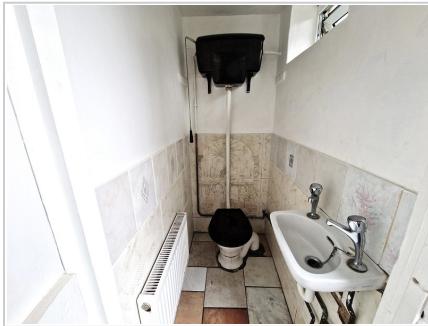
## Services

EPC Rating:68

## 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.