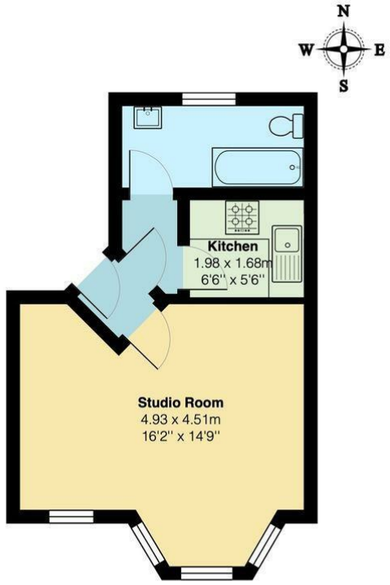
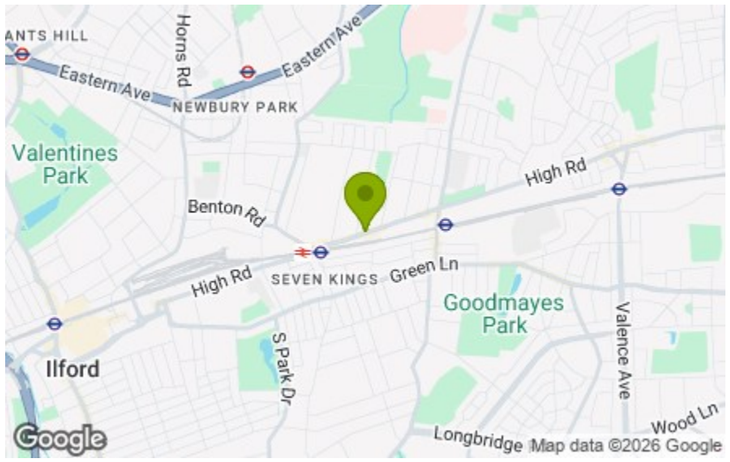
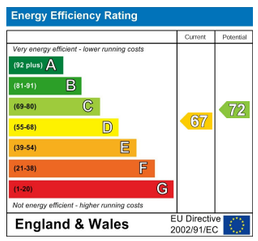


First Floor

Total Area: 30.6 m² ... 330 ft²

All measurements are approximate and for display purposes only.





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HIGH ROAD, ILFORD

£1,250 Per Calendar Month

1 Bed Studio

Features:

- Studio Flat
- Separate Kitchen
- Modern Decor
- Spacious
- Maximum Two Occupants
- No Parking
- Close to Goodmayes Station
- Holding Deposit: equivalent to one week's rent capped at £400

This is a rare find - a studio apartment within a couple of miles of the town centre of Ilford. Located in the midst of the local shopping parade in Seven Kings it has easy access to a wide range of shops and services and is a mere five minute walk from the Elizabeth Line station.

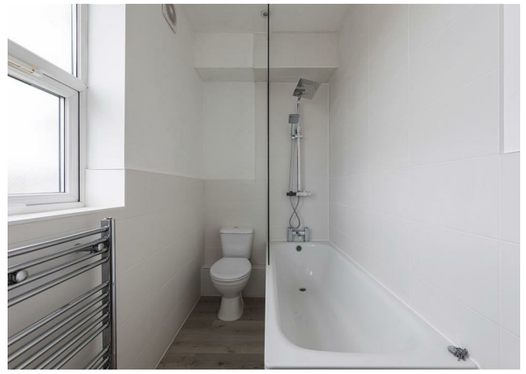
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0203 397 2222















IF YOU LIVED HERE...

You'd love the convenience of having everything you need close by, from local shops and restaurants to green spaces and stations.

This 330 sq ft studio apartment on the first floor of a terraced property on the High Street above a solicitor's office comprises a small hallway, an open plan main living space and a separate kitchen and bathroom.

The multi-purpose living room is spacious and light, measuring 16'2" by 14'9" and with two sunny, south-facing windows including a large bay. This room is carpeted and painted in a palette of white and pale cream, and can easily accommodate a sofa, dining table, and double bed. The adjacent kitchen is fitted with floor cupboards that house a combination of integrated and freestanding appliances and has a white tiled splashback and a vinyl chequered floor.

The bathroom has an airy ambience thanks to a large, obscured glass window that provides plenty of natural light and ventilation. There's a bath with a mixer shower and glass screen, a washbasin console, and a freestanding WC. Smart white tiles line the lower half of the walls and the bath surround, and the monochrome floor matches that in the kitchen.

The property is in a good condition and has double glazing and gas central heating. It's absolutely ideal one or two tenants who's like to live in the heart of this popular and friendly neighbourhood.

The property is available to rent to a maximum of two tenants for a minimum 12-month tenancy.



WHAT ELSE?

- The apartment is surrounded by a variety of local shops and services (including several popular restaurants) and close to the Elizabeth Line station. The town centre of Ilford lies approximately two miles to the east and is easily accessible by bus or train.

- Transport links are excellent, with Seven Kings station a mere five minute walk from your door. This has fast Elizabeth Line trains to Ilford (2 min), Stratford (12 min), Liverpool Street (22 min), Tottenham Court Road (26 min), and Heathrow (55 min).

- Road connections are good. The A12 is a five minute drive, and it's 15 minutes to the North Circular Road and 20 minutes to the M11.

- There are plenty of green spaces, with Westwood Recreation Ground and Barley Lane Park both within a 5-10 minute walk, and Seven Kings Park, and South Park, and Goodmayes Park all less than a mile away.

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