

8b Kensington Gardens, Ilford, IG1 3EL



£1,250 Per month

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McDowalls, are pleased to market this unfurnished ground floor flat in ideal location of Ilford.

The property features one large double bedroom. Additional benefits include gas central heating double glazing and white goods in kitchen. Located within a 17 minute walk of Ilford station. Also located within close proximity of local amenities.

10 Minute walk to Valentines Park

VIEWINGS HIGHLY RECOMMENDED

LOCAL AUTHORITY - LB Redbridge

COUNCIL TAX - Band B (£1625 pa)

WATER / SEWAGE - Mains

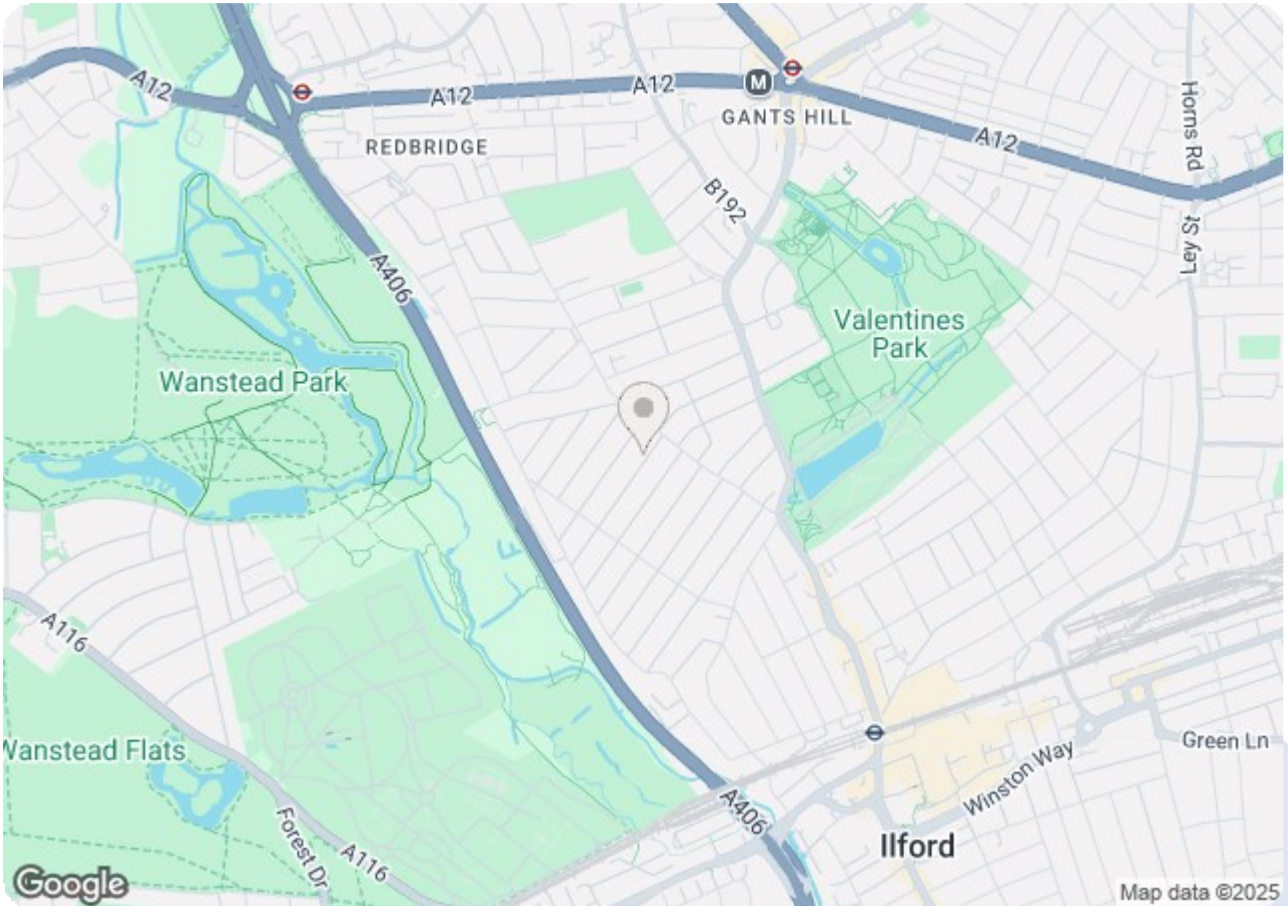
GAS - Mains


ELECTRIC - Mains

Parking With Permit

EPC Band D Expires 2028

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	