



## Norfolk Road Ilford, IG3 8LH

Edward Chase is delighted to present to the residential lettings market this amazing duplex 4-double bedroom 3-bathroom first floor flat with a private reception and kitchen/diner. This flat has been renovated throughout to create an exceptional example of style, luxury and convenience. We feel this property would be ideal for growing professional families or sharers searching for long term accommodation. This property has several key features such as: - Gas central heating combination boiler - Double glazed windows - 4 large double bedrooms - 3 private bathrooms with walk in showers - Private Reception with Additional Kitchen/Diner - White goods - Driveway parking not allocated, Street parking - Excellent location with tones of local amenities on your doorstep - Canon Palmer High School catchment - Laminate flooring - LED energy saving lights - Storage To view this property please call Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, APL Accredited Lettings & Management service. If you

- 4 Double Bedrooms, 3 Bathrooms, Private Reception & Kitchen/Diner. White Goods Included Only 5 Minutes' Walk To Seven Kings (Overground) or Newbury Park Station (Central Line)
- Brand New Property Recently Refurbished Throughout
- Unique Property In A Prime Location With Excellent Amenities
- Combination Boiler With Mega Flo Tank For Instant High Pressure Water
- High Spec Finish With Walk In Showers, USB plugs, Designer Kitchen, Laminate Flooring

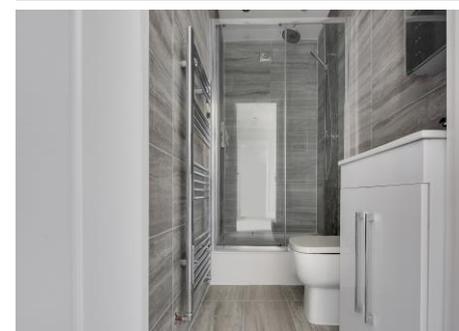
**Monthly Rental Of £2,599**

# Norfolk Road Ilford, IG3 8LH

Monthly Rental Of £2,599

Edward Chase is delighted to present to the residential lettings market this amazing duplex 4-double bedroom 3-bathroom first floor flat with a private reception and kitchen/diner. This flat has been renovated throughout to create an exceptional example of style, luxury and convenience. We feel this property would be ideal for growing professional families or sharers searching for long term accommodation. This property has several key features such as: - Gas central heating combination boiler - Double glazed windows - 4 large double bedrooms - 3 private bathrooms with walk in showers - Private Reception with Additional Kitchen/Diner - White goods - Driveway parking not allocated, Street parking - Excellent location with tones of local amenities on your doorstep - Canon Palmer High School catchment - Laminate flooring - LED energy saving lights - Storage To view this property please call Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited

Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate agents in Canary Wharf are the local experts covering the postcodes E14, E15, E16.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.