



## Royal Crescent Ilford, IG2 7JZ

Edward Chase estate agents are delighted to present to the residential lettings market this luxurious 2-bedroom apartment. This apartment is located on the 1st floor and includes private gated parking. We feel this apartment would be an ideal choice for growing families or sharers searching for location, size and convenience. This apartment has several key features such as: - All electric - 2 large bedrooms - Open plan reception - White goods included - Storage - Great condition - Doorstep of Newbury Park Station - Gated Parking available - Access into central London - Local amenities - Semi tiled bathroom - unfurnished

**How to view this property:** Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing.

**How to view this property:** Please complete the

- Luxurious And Spacious 2 Bedroom First Floor Apartment in Newbury Park
- Private Allocated Parking and Visitor Parking
- 2 Spacious Bedrooms, Private Reception Room, Separate Kitchen A Rare Feature in Apartments
- Located In The Royal Crescent Development Which Backs Onto The Ilford War Memorial Gardens
- Double Glazed Windows, Electric, Combination Water System
- Superb Transport Links Such As Newbury Park Station (Central Line) & Local Amenities all In

**Monthly Rental Of £1,700**

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability, whether in contract, tort or otherwise in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.