



Mayville Road, Ilford, IG1 2HR

Offers In Excess Of £475,000

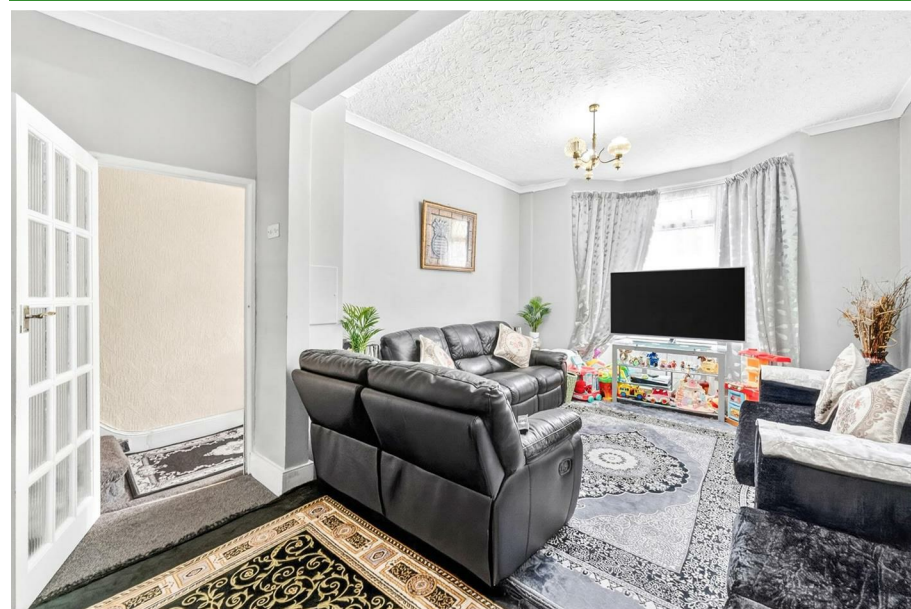




Mayville Road

Ilford, IG1 2HR

- EPC D
- Two reception rooms
- Two bathroom
- Public transport
- Three bedrooms
- Kitchen
- Close to Ilford Lane



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ENTRANCE

RECEPTION ONE 24'3" x 11'9" (7.40m x 3.60m)

KITCHEN 10'9" x 8'10" (3.30m x 2.70m)

BATHROOM 7'10" x 4'11" (2.40m x 1.50m)

REAR RECEPTION ROOM

STAIRS TO FIRST FLOOR

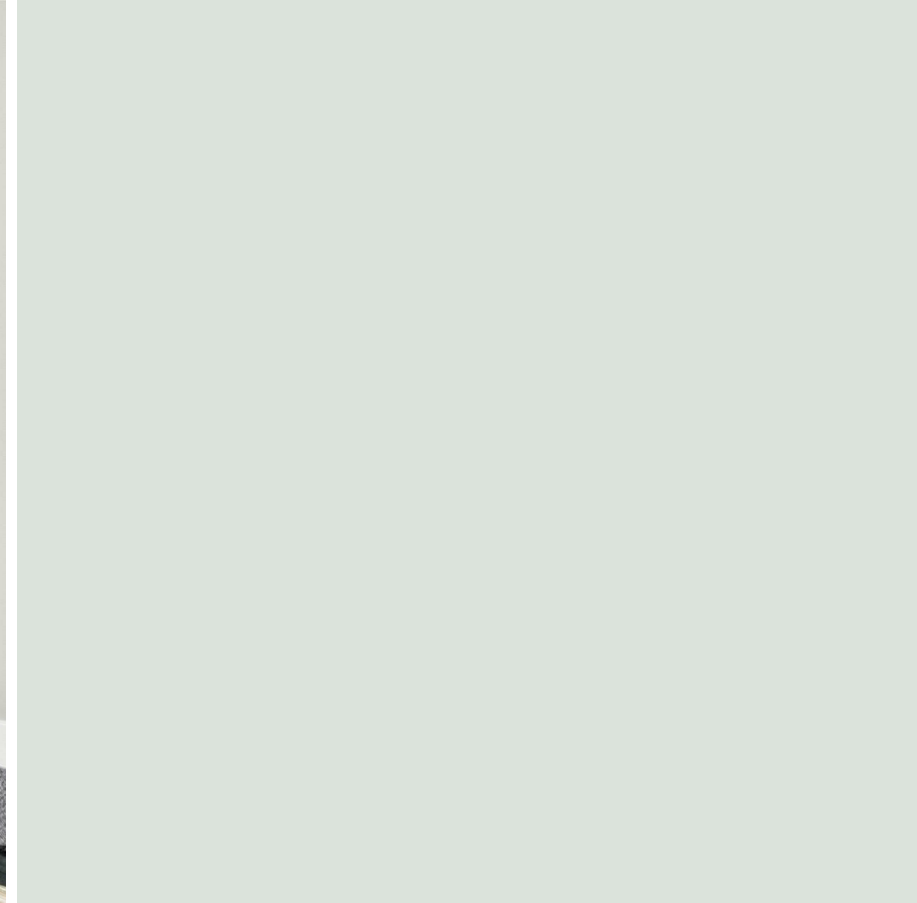
BEDROOM ONE 13'1" x 9'10" (4.00m x 3.00m)

BEDROOM TWO 11'1" x 9'6" (3.40m x 2.90m)

BEDROOM THREE 10'5" x 8'10" (3.20m x 2.70m)

EXTERIOR 15'5" (4.70m)

AGENTS NOTE

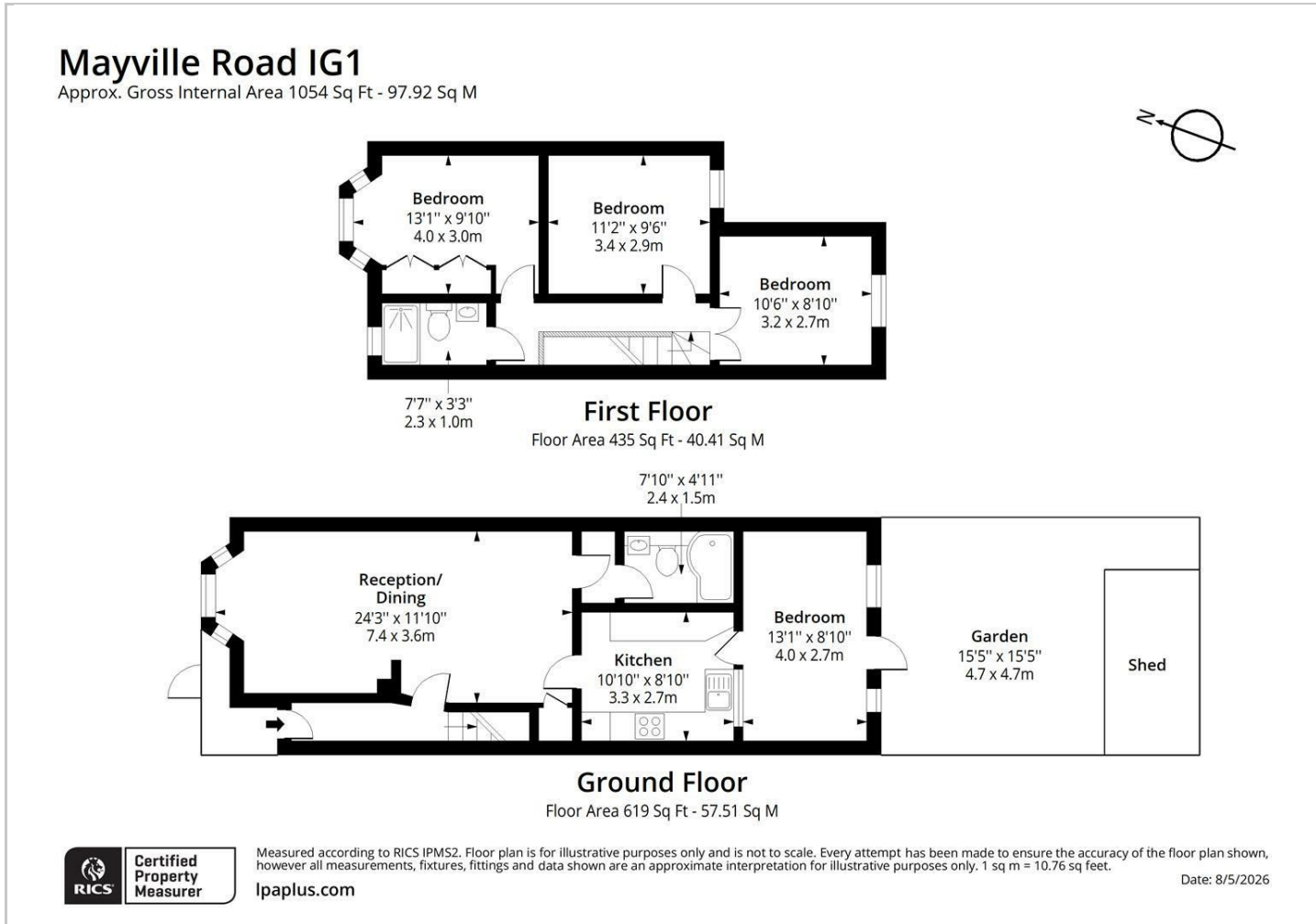


Directions





Floor Plans



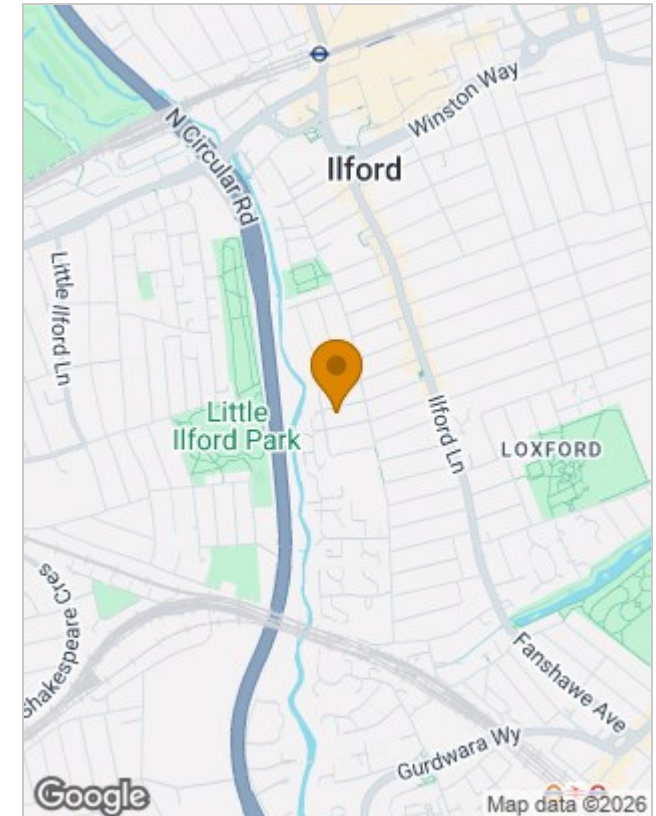
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	