

494a High Road, Ilford, IG1 1UE



£1,250

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McDowalls are pleased to offer to the market this unfurnished first floor studio apartment based on High Road Ilford. The property features gas central heating, double glazing and white goods. This newly decorated flat is only a short walk from Seven Kings Tube station and boasts local amenities on the doorstep.

Please be advised the property does not have parking

Property license permits only one household to reside at the property.

Early viewings highly recommended.

GAS - Mains

ELECTRIC - Mains

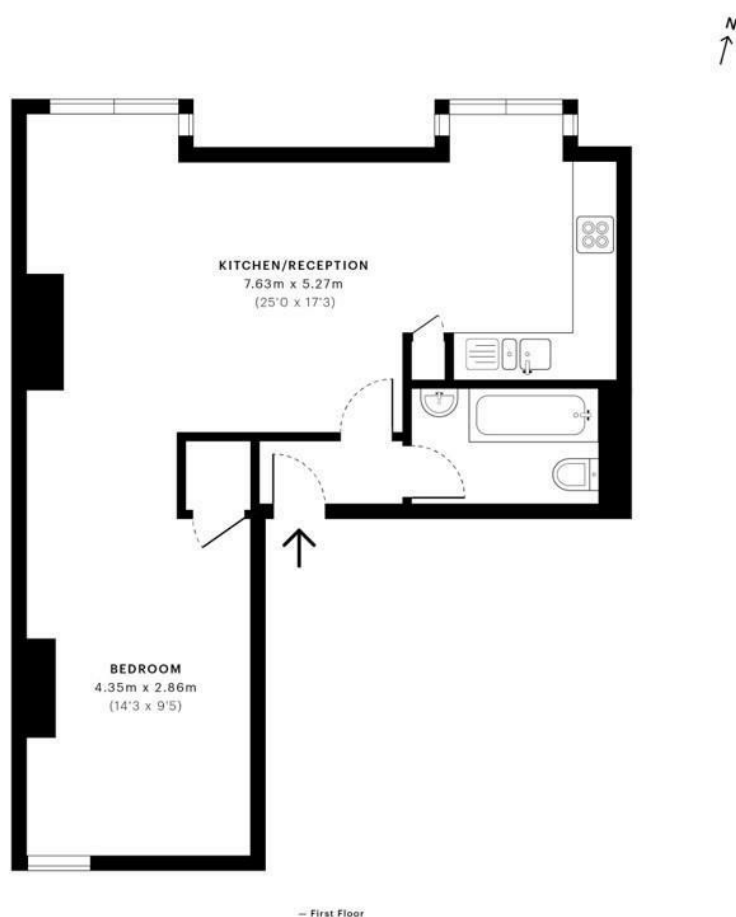
WATER - Mains

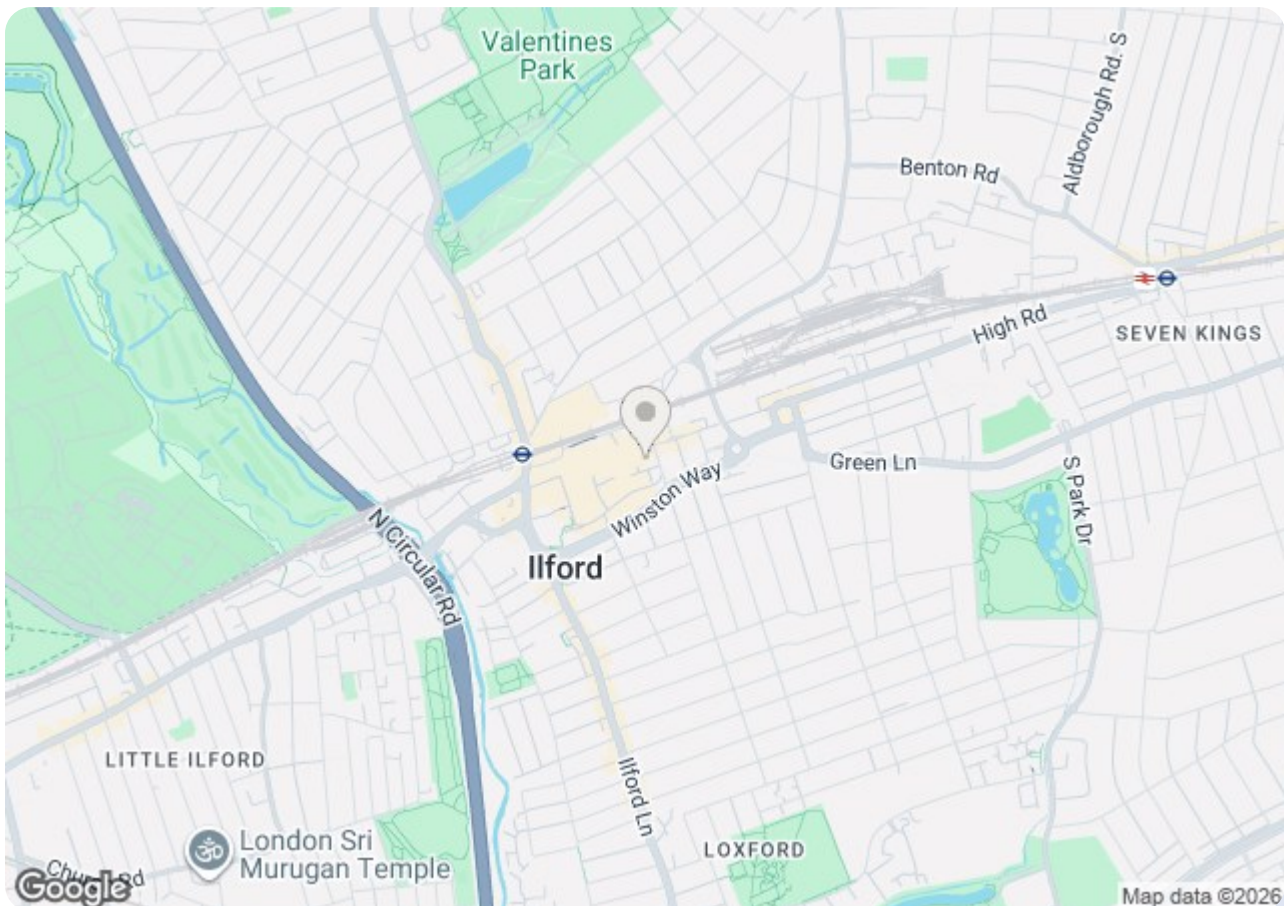
EPC -


LOCAL AUTHORITY - London Borough of Redbridge


COUNCIL TAX - £1700 Band B

| | | |
|---|----------------------------------|---|
|  | High Road, IG1 | GROSS INTERNAL AREA 48.5 Sqm / 522.0 Sqft |
| CAPTURE DATE: 14/01/2020 | LASER SCAN POINTS: 19,598,067 | |





| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

