

8b Kensington Gardens, Ilford, IG1 3EL



£1,350 Per month

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McDowalls are pleased to offer this cozy one bedroom flat to rent situated on a quiet residential street a few minutes away from Valentines Park in Ilford. The property is only a 15 minute walk from Ilford Town Centre and Station offering direct links to Central London. The property features a large living room, one double bedroom, kitchen which includes white goods and a shared communal garden.

The property is offered unfurnished, available now and ready to move in! This flat is licensed by Redbridge Council and is only permitted for 2 people.

PARKING - On street with permit

LOCAL AUTHORITY - LB Redbridge

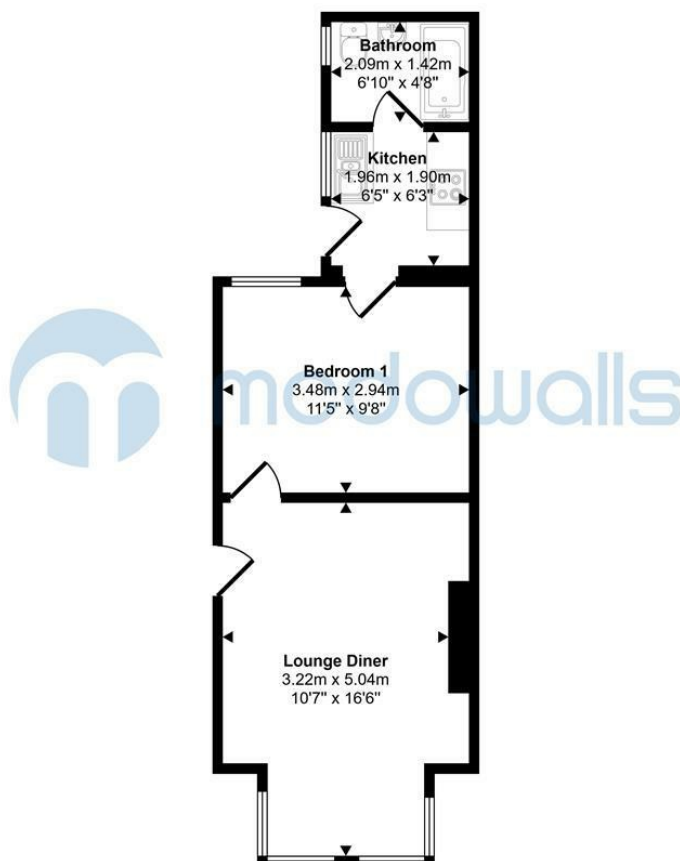
COUNCIL TAX - Band B (£1784 pa)

WATER / SEWAGE - Mains

GAS - Mains

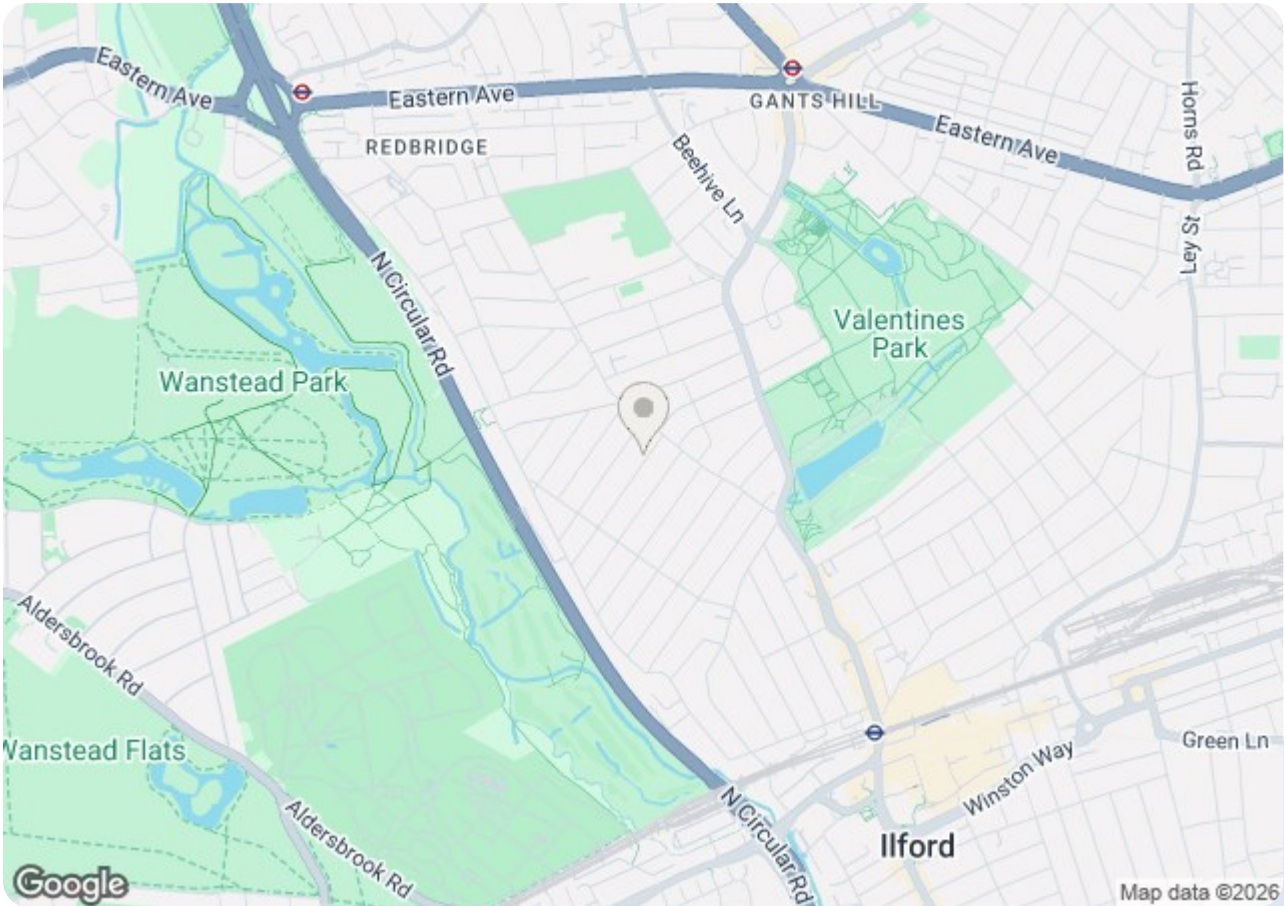
ELECTRIC - Mains


Approx Gross Internal Area
35 sq m / 377 sq ft



Floorplan

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(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	