



To Let

High Road | Ilford | IG1

Apartment

£1,750 PCM | Furnished

1 Reception | 2 Bedroom | 2 Bathroom

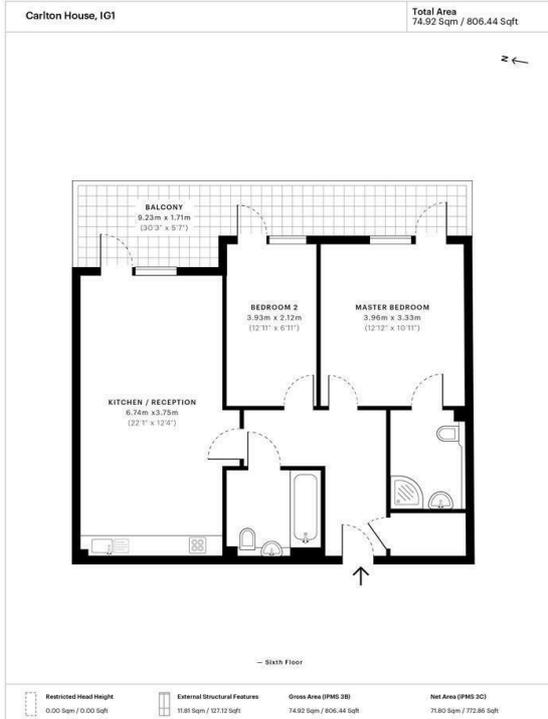
- Available NOW!
- Two Bedrooms Flat
- Allocated Parking Slot Available
- Modern Development
- Modern Open Plan Kitchen
- Two Bathrooms
- Centralized Heating And Hot Water
- Communal Garden Area
- Close to Shops and local Amenities
- 5 min. Walking Distance To Seven Kings Station



Hawks

FREEDOM TO MOVE





Spec: Floor plan prepared for Martin & Co, Stratford on 20/08/2024 using 100,914,349 laser scan points, accurate to +/- 3mm. Produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards, incorporating International Property Measurement Standard (IPMS). If you intend to rely on this measurement to a transaction you should perform your own checks. Excludes: Balcony area only and excluded from all area calculations. Source: 3D laser scan (LiDAR).

Restricted Head Height = Limited use area under 1.9m. External Structural Features = Balconies, terraces or verandas or similar. IPMS 3B = Gross internal area measured from the internal face of external walls, including walls, partitions and External Structural Features, excluding stairwell area above/below the ground floor. IPMS 3C = Net area of IPMS 3B excluding internal walls/partitions and stairwell area above/below the ground floor. Total Internal Area = IPMS 3B gross area + stairwell area above/below ground floor of 0.00 Sqm / 0.00 Sqft.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Hawks Estate Agents are delighted to present this charming apartment to let in Carlton House, High Street, located at only 5 min. walking distance to Seven Kings Station.

This beautifully presented flat features a spacious open-plan reception room, perfect for entertaining guests or unwinding after a long day. Offering two well-proportioned bedrooms and two modern bathrooms, the property provides both comfort and convenience, ideal for professionals, couples, or small families.

Situated in a prime location, the property also benefits from an allocated underground parking space for one vehicle, removing the stress of finding parking locally.

The apartment is ideally positioned close to both Ilford and Seven Kings mainline stations, providing direct access to the Elizabeth Line, making it perfect for commuters travelling into Central London and beyond.

Additional Information:
 EPC Rating: B
 Council Tax: Redbridge Council – Band D

Available to Rent Now!

Please call us on 0203 002 6769 to arrange a viewing.



Hawks

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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.