



# To Let

Ilford Hill | Ilford | IG1

Flat

£1,900 Per Month | Furnished

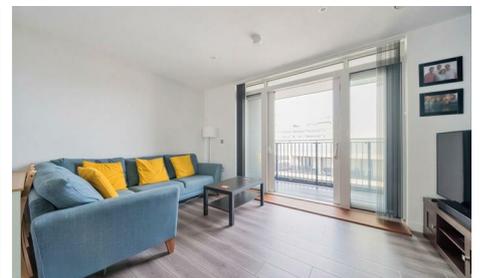
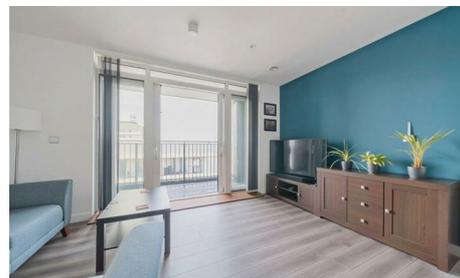
1 Reception | 1 Bedroom | 1 Bathroom

- Available ASAP
- One-Bedroom Apartment
- Private Balcony
- Lift | 8th Floor
- Communal gardens
- Private Cycle-Storage
- 1 min walk to Elizabeth Line (Ilford)
- Council Tax Band | C Redbridge
- EPC | B

FREEDOM TO MOVE



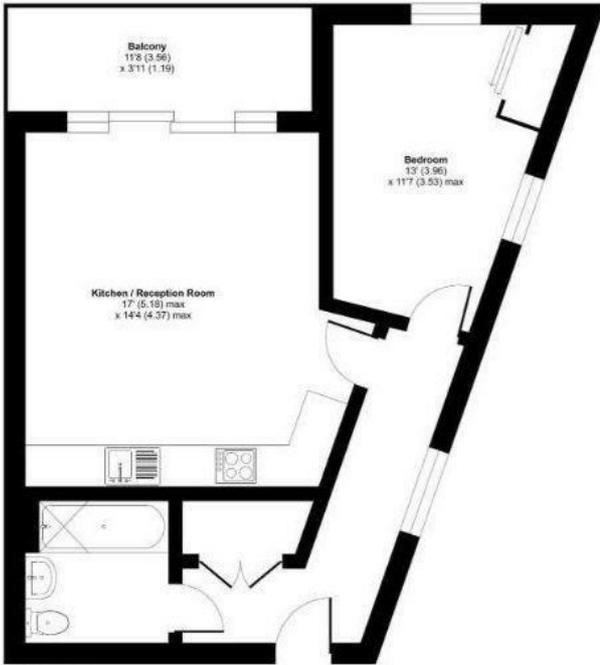
Hawks





**Hutton Court, 43 Ilford Hill, Ilford, IG1**

Approximate Area = 551 sq ft / 51.1 sq m  
For identification only - Not to scale



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Hawks Estate Agents are delighted to present this modern one-bedroom apartment to let, set on the eighth floor of a contemporary development completed in 2019, ideally positioned in the heart of Ilford. This property is perfect for an individual or a couple seeking stylish, well-connected living.

The apartment benefits from lift access, 24/7 CCTV security, residents' cycle storage, and well-maintained communal gardens. The surrounding area offers a vibrant selection of restaurants, shops, and entertainment options, all within easy reach.

Perfect for commuters, the property is just a minute walk from Ilford Station and the Elizabeth Line, providing fast and convenient links into central London. The Exchange Ilford Shopping Centre and a variety of local amenities are also close by.

Additional Information  
Available: Immediately  
EPC Rating: B  
Council Tax Band: C

Early viewing is highly recommended. Please call 0203 002 6769 to arrange an appointment.



*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.