



Ripon Gardens, Ilford, , IG1 3SL £1,900 PCM

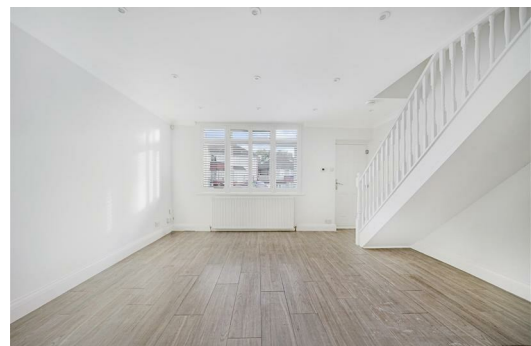
Elms Estates are delighted to bring to the market To Let this Newly Refurbished Two Bedroom End-Terrace House with Driveway.

Situated in the heart of Redbridge, this property boasts a spacious 716 sq ft layout, providing ample space for comfortable living with a separate living room and fitted kitchen leading out in to the garden to the ground floor. To the second floor there a two good sized double bedrooms and a modern family bathrom. The highlight of this property is the private driveway, offering convenient parking right at your doorstep. The property also benefits from being double glazed throughout and has gas central heating.

Families will appreciate the proximity to Cranbrook Primary School, ensuring a quality education for little ones. For commuters, the nearby Redbridge Underground Station provides easy access to the rest of the city, making daily travel a breeze. The property is available to move in to Immediately.

An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception
15'1" x 15'1" (4.6 x 4.6)

Kitchen
15'1" x 7'3" (4.60m x 2.21m)

Bedroom One
15'1" x 12'2" (4.60m x 3.71m)

Bedroom Two
10'2" x 8'10" (3.1 x 2.7)

Bathroom

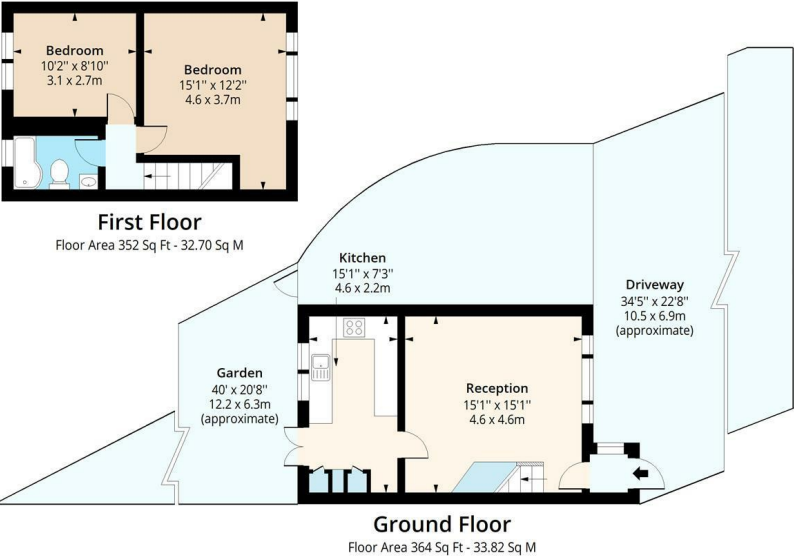
Garden
40'0" x 20'8" (approx) (12.2 x 6.3 (approx))

Driveway
34'5" x 22'8" (approx) (10.49m x 6.91m (approx))

Material Information
Deposit: £2,192.30
Length Of Tenancy: One Year
Council Tax Band: B



Ripon Gardens, IG1
Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 18/10/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>		<div>88</div> <div>64</div>	<div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	