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ARBON MILLER  
EST 1976



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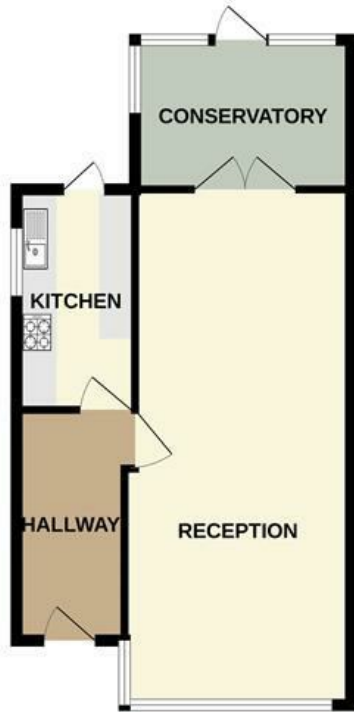
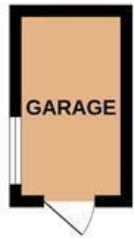
9 Maypole Crescent  
Ilford, IG6 2UJ  
£2,350 Per calendar month

## 9 Maypole Crescent, Ilford, IG6 2UJ

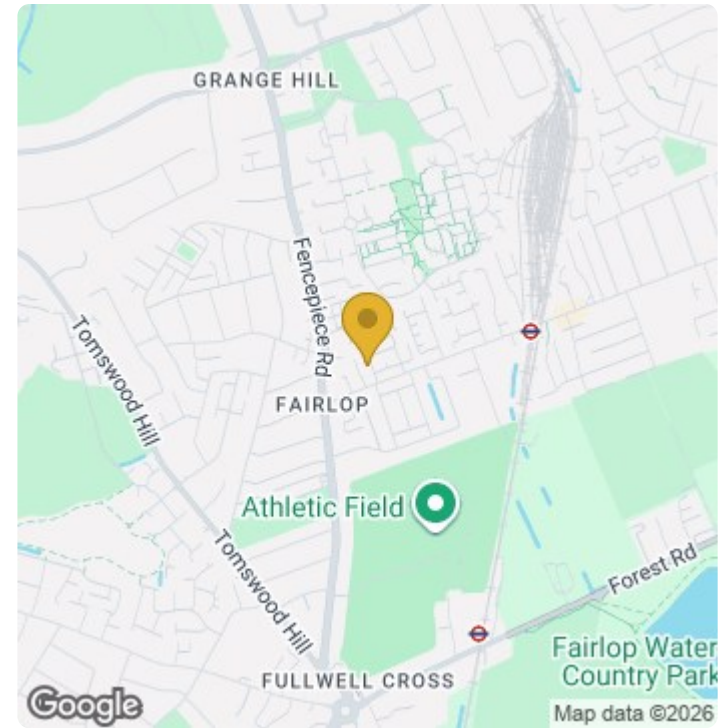
A well-presented three-bedroom semi-detached house located on the popular Maypole Crescent, IG6. This attractive home offers bright and spacious accommodation throughout and is in excellent internal condition. The property benefits from a modern fitted kitchen complete with white goods, a generous reception space, and a conservatory providing additional living/dining area overlooking the rear garden. Upstairs comprises three well-proportioned bedrooms and a family bathroom. Externally, the property boasts off-street parking, a detached garage, and a private garden. Ideally situated within easy reach of Hainault Station for convenient transport links into Central London, as well as being close to highly regarded local schools and amenities. An ideal home for families or professional tenants alike.



GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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	



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