



# TMS

## ESTATE AGENTS



### Raphael House, High Road, Ilford, IG1 1SY

**£1,450 Per Month**

- 1 BEDROOM APARTMENT
- LIFT ACCESS
- WATER BILLS INCLUDED
- ON SITE GYM & CONCIERGE
- FURNISHED / UNFURNISHED



- HEART OF ILFORD
- COUNCIL TAX C / EPC - C
- CLOSE TO TOWN CENTRE & TRANSPORT LINKS
- LONG TERM LET
- AVAILABLE IMMEDIATELY



AVAILABLE IMMEDIATELY ~ HEART OF ILFORD ~ 1 BEDROOM 6th FLOOR APARTMENT ~ FURNISHED / UNFURNISHED ~ WATER BILL INCLUDED

TMS ESTATE AGENTS are pleased to offer to the market this lovely 1 bedroom 6th floor fully furnished flat situated in Raphael House in the Latitude development.

You will enjoy a separate lounge with balcony access, fully fitted kitchen, double bedroom and The property has wooden flooring throughout, is fully furnished and is ideal for those who are commuting into the city. The landlord would be prepared to remove furniture for a long term tenant.

Conveniently located in the heart of Ilford this property is close to a wealth of shops, bars and eateries. Situated within walking distance of Ilford Station, you can be at Liverpool Street Station in under 30 minutes. It is approximately 10 minutes the Olympic Park Zone and within 8 minutes of Stratford International offering fast links to the City and the West End. Also just 15 minutes tube to Bank and, 16 minutes to Canary Wharf making your commute into the city effortless.

There is access to on-site gym, concierge and walking distance to Ilford station (Elizabeth line), Valentine's park and all amenities including Cineworld and Exchange mall.

The rent for this property also includes the water bill, all other bills will be required to be paid in addition to the rent.

Council tax band C / EPC - C / DEPOSIT 5 weeks rent £1673.07 / holding deposit £334.61  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £43,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £52,200

Call TMS ESTATE AGENTS today to book your viewing

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

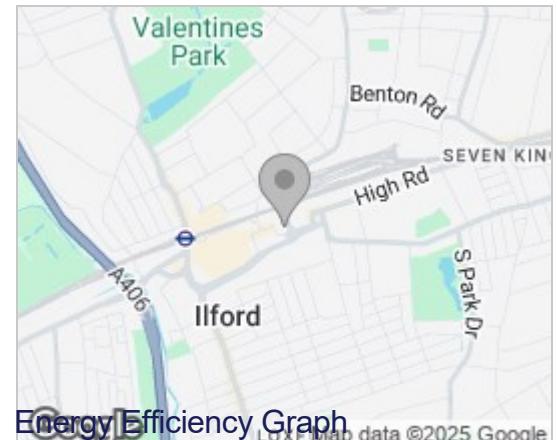
LOUNGE

KITCHEN

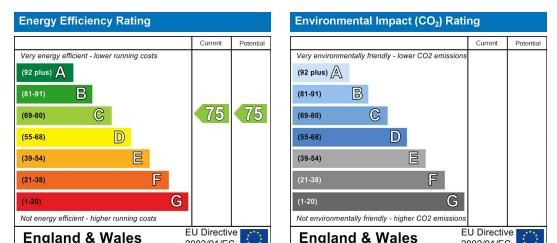
BEDROOM

BATHROOM

Area Map



Energy Efficiency Graph LUXF Map data ©2025 Google



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