

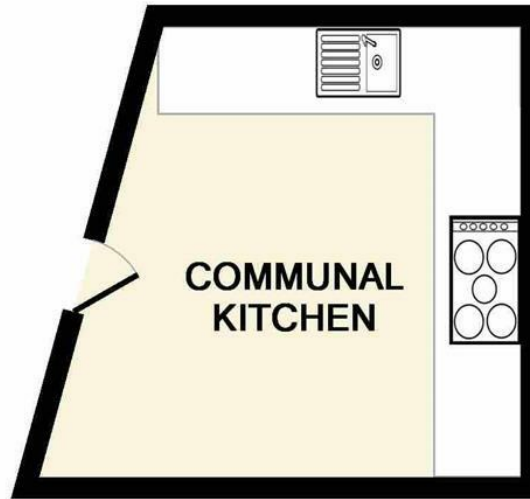
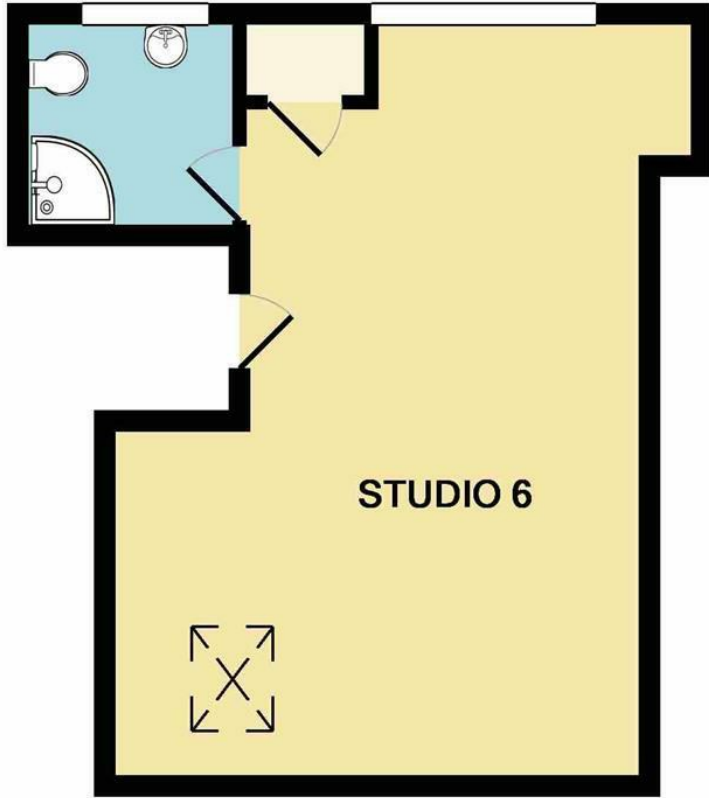


47 Yoxley Drive  
Ilford, Essex IG2 6PX  
£695 Per calendar month

## 47 Yoxley Drive, Ilford, Essex IG2 6PX

Modern second floor Furnished studio apartment, situated within a development of 6 studios with Gas electric and water rates included. This is the largest of all the studios and comes with kitchenette area and private shower room. The apartment is provided with double bed, wardrobe, sofa, table and chairs, TV and chest of draws. All the studios have access to a communal kitchen area with washing machines and cooking facilities. The communal areas are cleaned weekly. CALL NOW TO VIEW





TOTAL APPROX. FLOOR AREA 324 SQ.FT. (30.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	