



**** AVAILABLE IMMEDIATELY ****

Sandra Davidson Estate Agents are please to offer TO LET, a DOUBE FRONTED first floor FLAT situated on a popular turning off The Drive. This VERY WELL PRESENTED flat features; TWO BEDROOMS, FITTED KITCHEN, LARGE Lounge, family bathroom and off street parking to front PAVED DRIVEWAY. The property is within walking distance to ILFORD CROSSRAIL station, Valentines Park, local shops and amenities.

This rare property is offered UNFURNISHED and comprises:



ENTRANCE

RECEPTION

KITCHEN/DINER

BEDROOM ONE

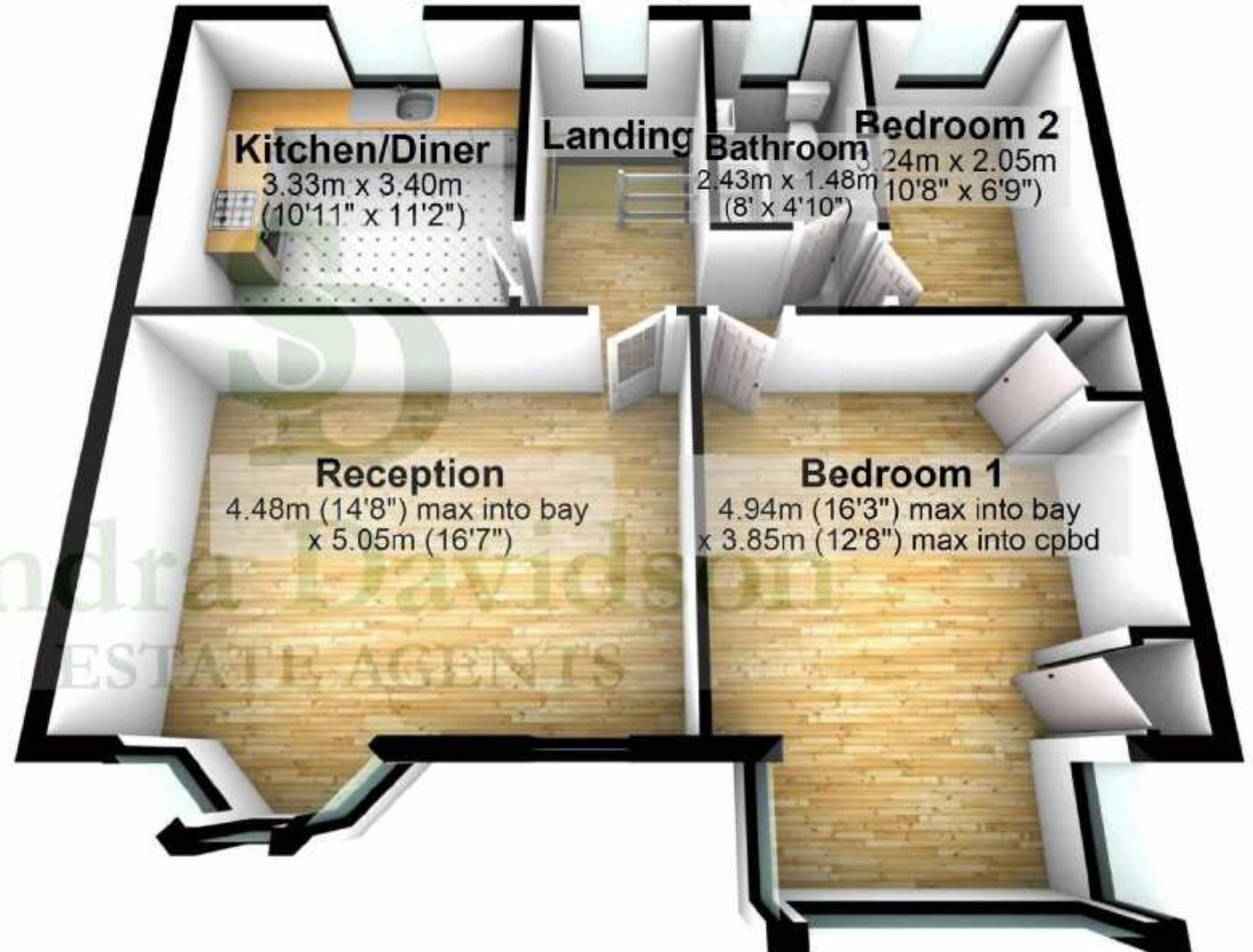
BEDROOM TWO

BATHROOM



First Floor

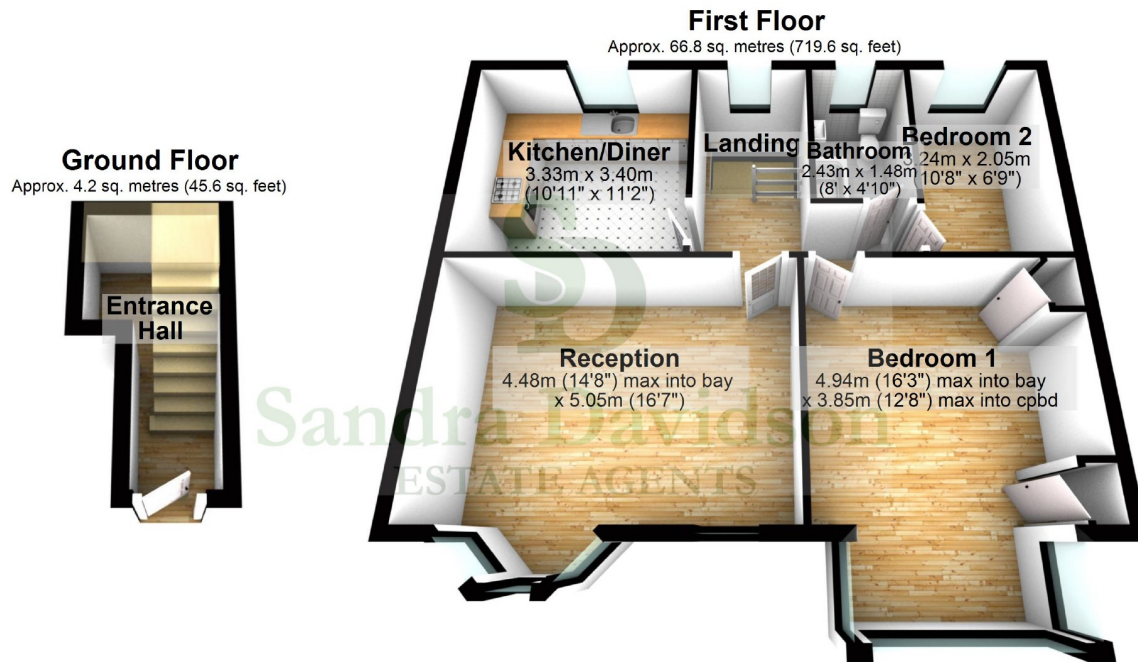
Approx. 66.8 sq. metres (719.6 sq. feet)



Ground Floor

Approx. 4.2 sq. metres (45.6 sq. feet)





This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	65
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		1	1
	EU Directive 2002/91/EC		