



## Melford Road, Ilford, IG1 1RH

£2,100 Per Month



Welcome to this charming property located on Melford Road in the sought-after area of Ilford. This recently refurbished flat boasts a cozy 398 sq ft of living space, perfect for a small family or individuals looking for a comfortable home.

With three inviting bedrooms, this property offers ample space for relaxation and privacy. The flat is available now, so you can move in and start enjoying the convenience and comfort it has to offer.

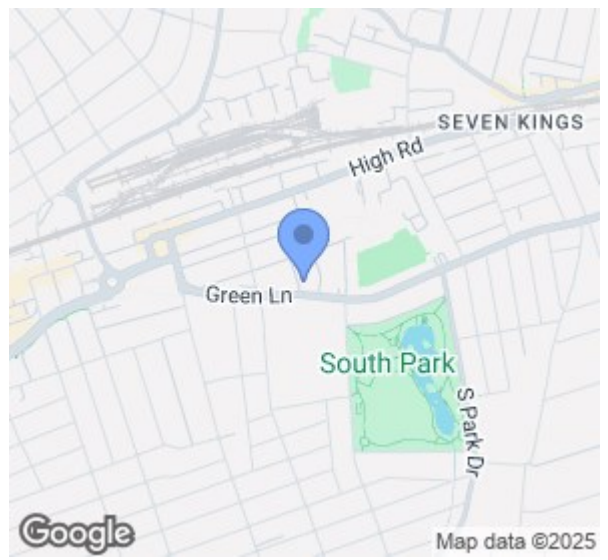
Situated within walking distance to Seven Kings Station, commuting to work or exploring the city couldn't be easier. The location provides easy access to local amenities, schools, and parks, making it an ideal choice for those seeking a well-connected and vibrant community to call home.

Don't miss out on the opportunity to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards living in this delightful property on Melford Road.

- New Kitchen
- New Carpets
- Freshly decorated
- White goods

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk