



## st johns road, london, greater london IG27BB

£950

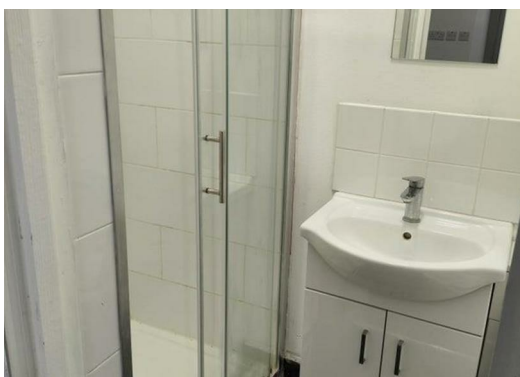
Primeview Estates are proud to present you this exceptional ground floor en-suite room is now available for rent in the vibrant area of Newbury Park, Ilford. With six spacious bedrooms and seven well-appointed bathrooms, this property is perfect for those seeking comfort and convenience in a bustling urban environment.

The room itself boasts a lovely en-suite bathroom, providing a private retreat for relaxation. The property features a double-faced kitchen, ideal for culinary enthusiasts, and a large garden that offers a serene outdoor space for unwinding or entertaining guests.

Transport links are superb, with Newbury Park Station and Seven Kings Station (Elizabeth Line) just a short distance away, making commutes to Central London both quick and easy.

In addition to its excellent transport connections, the area is rich in amenities. Residents will find a variety of restaurants, convenience stores, and other essential services within close proximity, ensuring that all daily needs are met with ease.

This property presents a fantastic opportunity for those looking to rent a room in a well-connected and lively part of London. Do not hesitate to contact us today to arrange a viewing and discover the potential of this remarkable living space.



| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |                                                                                     |
|------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                            | Current                    | Potential                                                                           |
| <i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |



**THE PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate

**MISREPRESENTATION ACT 1967:** The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising