Primeview
ESTATES



St johns road, Ilford, IG2 7BB
£1,000 Per Month

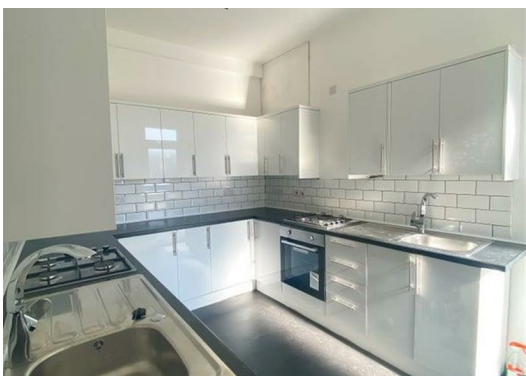
Primeview Estates are proud to present you this en suite room presents an excellent opportunity for those seeking comfortable and convenient living. The room is part of a well-maintained property that boasts a spacious garden, perfect for enjoying the outdoors, and a large kitchen equipped with two cookers and two sinks, making it ideal for those who enjoy cooking or entertaining.

The location is particularly advantageous, as it is in close proximity to a variety of amenities and restaurants, ensuring that all your daily needs are easily met. Additionally, Newbury Park station, which is on the Central Line, is just a short walk away, providing excellent transport links to central London and beyond.

This room to rent comes with the benefit of all bills included, with the exception of electricity in the room. Heating and Wi-Fi are also part of the package, offering a hassle-free living experience. Whether you are a young professional or a student, this room offers a blend of comfort and convenience in a vibrant community. Don't miss the chance to make this delightful space your new home.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 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