



## MORTLAKE ROAD, ILFORD

**£1,775 PCM**

A bijou 2 bedroom Garden flat located off Ilford Lane on Mortlake Rd. Close to Both Barking and Ilford Stations as well as bus routes and local amenities.

The property is offered furnished/unfurnished or part furnished.

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Council Tax Band: b

Deposit: £2,048.07

Holding Deposit: £409.61

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains


Water supply: Mains

Sewerage: Mains

The property is a two bedroom ground floor flat converted from a larger end of terrace property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.