



Tiptree Crescent, Ilford IG5 0SS

£1,400

Birchills Estate Agents are delighted to offer for rental market this beautiful 1 double bedroom first floor flat in Clayhall.

This flat boasts 1 double bedroom, a fully fitted kitchen with appliances, along side a dining area, bathroom and a separate reception room.

There is also plenty off street parking available.

Please call Birchills office to arrange an early viewing - we expect this property to let very quickly.

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Living Room

15'10" x 10'2" (4.84 x 3.10)

Kitchen

9'1" x 9'0" (2.77 x 2.76)

Bathroom

9'3" x 5'1" (2.82 x 1.56)

Bedroom

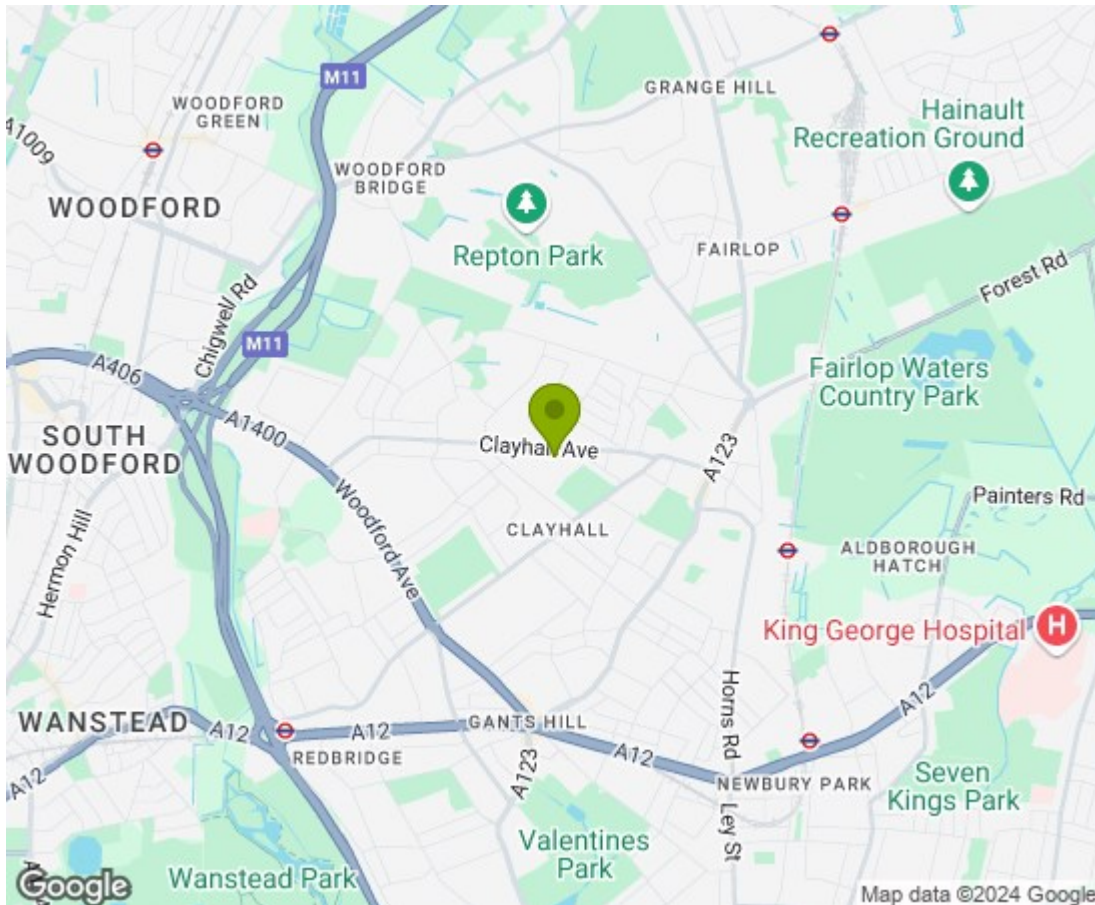
12'4" x 10'7" (3.77 x 3.24)

Hall way

11'11" x 3'8" (3.65 x 1.14)

Storage Room

7'8" x 5'11" (2.34 x 1.81)



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		
	70	76

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	77	79

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