



## Peterborough Gardens, Ilford IG1 3NH

£3,000

PLEASE CHECK OUT OUR VIRTUAL TOUR ON THIS HOME !!!

Birchills Estate Agents are very pleased to offer the rental market this fantastic four double bedroom semi detached home, within close walking distance to Redbridge Tube Station.

On the ground floor there is a double bedroom, shower room, separate reception and a kitchen/diner.

The first floor offers a further three double bedrooms and a family bathroom.

To the front of this lovely home there is off street parking and to the rear there is a private garden.

PLEASE NOTE - THIS RENTAL DOES NOT INCLUDE THE GARAGE OR THE SHED AT THE REAR OF THE PROPERTY.

Please call a member of Birchills office today to arrange an early viewing - we expect this beautiful home to let very quickly.

## Peterborough Gardens, Ilford IG1 3NH

### Entrance Hall

16'0" x 6'6" (4.9 x 2)

### Reception/Bedroom

17'4" x 12'1" (5.3 x 3.7)

### Reception

15'1" x 14'9" (4.6 x 4.5)

### Reception

14'1" x 12'1" (4.3 x 3.7)

### Shower Room

8'2" x 3'3" (2.5 x 1)

### Kitchen/Diner

18'8" x 12'1" (5.7 x 3.7)

### Bedroom

17'4" x 11'1" (5.3 x 3.4)

### Bedroom

16'0" x 11'1" (4.9 x 3.4)

### Bedroom

16'0" x 7'10" (4.9 x 2.4)

### Bathroom

8'2" x 8'2" (2.5 x 2.5)

### Extra WC

5'2" x 2'7" (1.6 x 0.8)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

