

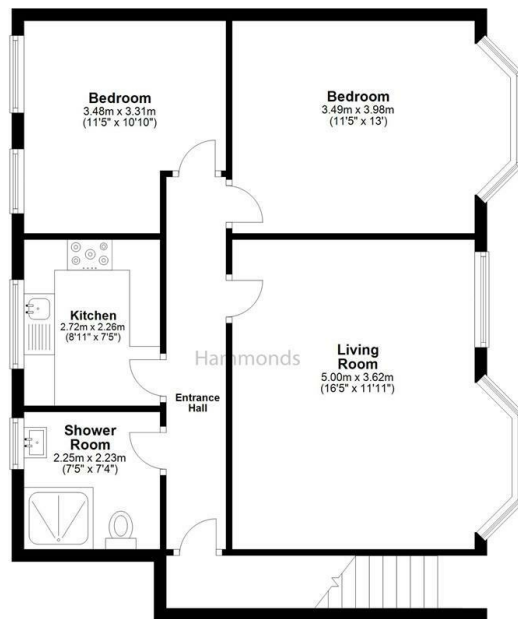
# Hammonds



25A Northbrook Road, Ilford, IG1 3BP

£1,700 PCM

- Recently Refurbished
- Large Bedrooms
- Close to Amenities
- New Bathroom
- Large Living Room
- New Kitchen
- Close to Travel Links



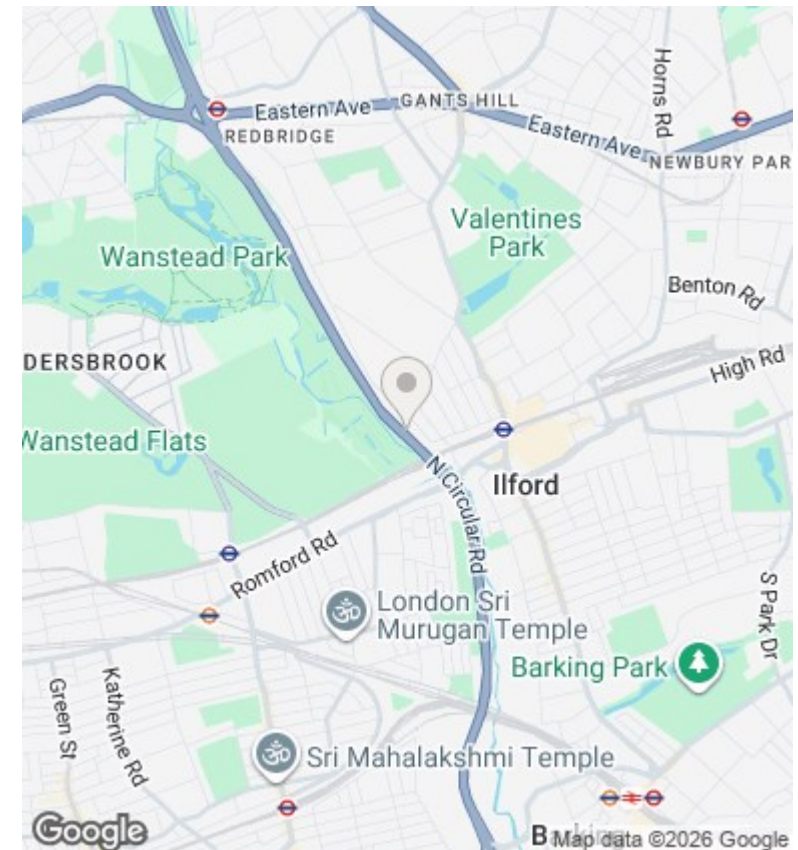
**Hammonds**

Plan produce for HAMMONDS Estate Agent

| TOTAL FLOOR AREA | Sq. meters | Sq. feet |
|------------------|------------|----------|
|                  | 67.6       | 727.2    |

**Evolve**  
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.



## Directions

## Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |