



Flat

**52A SUNNYSIDE  
ROAD, ILFORD,  
IG1 1HX**

Per Calendar Month

**£2,200**

FEATURES



# 3 Bedroom Flat located in Ilford

A well-presented and bright unfurnished 3 bedroom flat available in the heart of Ilford. The property features three good-sized bedrooms, a large lounge with plenty of natural light, a fully equipped kitchen and a modern bathroom. The flat comes unfurnished and no bills are included.

This property is ideally located with shops, supermarkets, cafés, and restaurants are all within walking distance, making everyday living convenient. There are also nearby parks and green spaces for outdoor activities. Local primary and secondary schools are easily accessible, making this flat suitable for families.

Commuters will benefit from being close to Ilford Station, and other bus routes and road links are also nearby, providing easy access to the surrounding areas.

This flat is ideal for families, professionals, or sharers looking for a spacious and well-located home with excellent transport links and local facilities.

Call us on  
**02089802499**

**info@citymoveestate.co.uk**  
**www.citymoveestate.co.uk**

**Council Tax Band**

**C**

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

