



## Hyacinth Close, Ilford, IG1 2LU

### £1,700 Per Calendar Month



WELL-PRESENTED TWO-BEDROOM HOUSE IN A GREAT LOCATION IN BARKING, WITHIN WALKING DISTANCE TO BARKING STATION\*\*

Situated in a quiet residential cul-de-sac, this well-presented three-bedroom property offers comfortable and practical living accommodation.

The property comprises a spacious reception room, a fitted kitchen, and two well-proportioned bedrooms. Additional benefits include a private rear garden, providing excellent outdoor space, and a driveway for one car with off-street parking, with street permit parking also available.

Conveniently located close to local amenities, schools, and transport links, with easy access to Ilford town centre and surrounding areas.

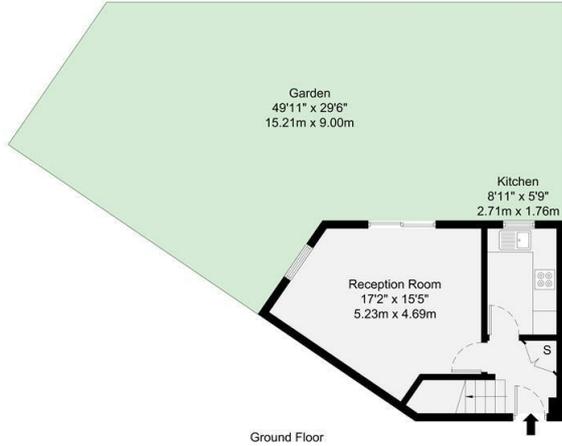
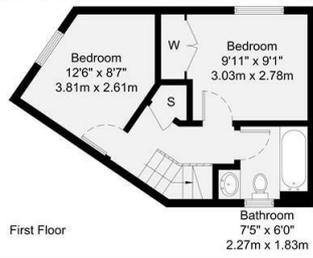
Offered unfurnished. Early viewing is highly recommended.

AVAILABLE NOW!

#### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





**GROSS INTERNAL AREA (GIA)**  
The total floor area of the property: 55.4 sq m / 596 sq ft

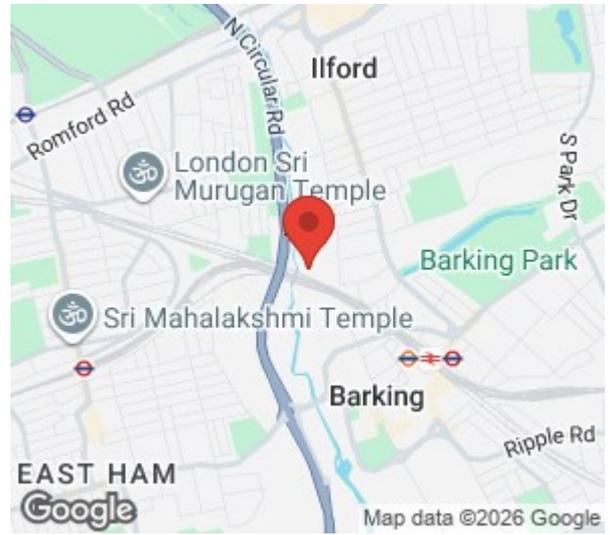
**TOTAL STORAGE SPACE**  
Storage and wardrobe floor area: 1.9 sq m / 20 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Overhang etc.: 136.9 sq m / 1473 sq ft

**RESTRICTED HEIGHT**  
Current max area under 2.3m: 0.0 sq m / 0.0 sq ft

**Disclaimer:** Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>86</b>
	<b>61</b>

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>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>91</b>
	<b>68</b>

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.