



## 399-425 Eastern Avenue, Ilford, IG2 6BF

Guide Price £250,000

- CHAIN FREE & Includes furniture
- Modern Kitchen
- Balcony
- Lease Length - 107yrs remaining
- One Bedroom Flat - Third Floor
- Allocated Parking
- Close to Transport
- Ground Rent - £230.80 pa / Service Charge - approx £2,000 pa

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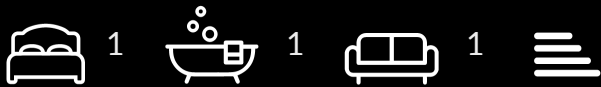
Guide £250,000 - £275,000

Caplen Estates welcomes to the market this CHAIN FREE one bedroom flat located in the ever-popular City Gate House, minutes away from Gants Hill Station and many local shops and restaurants. Valentines Park is nearby, and you can easily access A406 and M11.

The property is being sold with furniture included. There is a modern fitted kitchen with plenty of cupboard space and good quality appliances. The reception room comfortably accommodates sofa suite as well as dining table. Large glass doors lead from the living area to the charming balcony. The bedroom is clean and inviting and has bespoke wardrobes. The bathroom is fully tiled and has a shower over the bath. The apartment is finished with double glazed windows and central heating.

Ground Rent - £230.80 pa / Service Charge - approx £2,000 pa / Lease Length Remining - 107yrs.

To arrange a viewing, please call Caplen Estates.



Council Tax Band: B



Lounge/Dining Room  
16'3" x 11'0"


Kitchen  
7'6" x 7'7"

Bedroom  
16'3" x 9'0"

Bathroom  
7'6" x 5'7"

Balcony  
3'8" x 11'0"



| 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  |           |

EPC Rating

Council Tax Band

B

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

**Third Floor**  
Approx. 45.5 sq. metres (490.1 sq. feet)

