



Offers invited £250,000

TENURE : LEASEHOLD

Perth Road, IG2 6FG

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

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Fantastic One Bedroom Flat, No Chain *Great Buy for First Time buyer and Investors.**

Cranbrook Lettings is pleased to offer this well-maintained **one-bedroom apartment** located on the 5th floor of the sought-after Gabrielle House in Ilford Offering a blend of stylish living, contemporary design, and convenient location, this property represents an excellent opportunity.

This spacious one-bedroom apartment boasts **generous living spaces** and is flooded with **natural light** throughout, creating a warm and inviting atmosphere. Positioned on the 5th floor, the property benefits from **elevated views**, providing a sense of peace and privacy while still being within close reach of local amenities and transport links. The apartment is offered in excellent condition and is ready to move into. Allocated Parking Available.

Property Highlights:

- **Bedroom 14'6 x 10'1 (4.4m x 3.1m)** A large, well-lit bedroom offering ample space for a double bed, wardrobes, and additional furniture. The room enjoys fantastic views through large windows, ensuring the space is bright and airy.
- **Contemporary Bathroom 7' x 6'5 (2.1m x 2m):** A stylish family bathroom featuring fixtures and fittings, including a full-length bath with a shower over, a WC, and a wash basin
- **Generous Reception Room 22'7 x 12' (6.9m x 3.7m)** The spacious reception area provides the perfect setting for both relaxation and entertaining guests. A standout feature is the **balcony attached to the reception**, ideal for enjoying fresh air
- **Modern Fully-Fitted Kitchen 22'7 x 12' (6.9m x 3.7m)** The well-equipped kitchen is separate yet seamlessly connected to the reception room. Featuring high-quality appliances, ample storage space, and contemporary cabinetry, this kitchen is perfect for preparing meals and enjoying time with family and friends.

EPC Band - **B** ; Council Tax Band - **C**

Location highlights:

5th-Floor Location: Located on the 5th floor of the building, this apartment offers fantastic views over the local area, providing a sense of privacy and tranquillity. The upper floor setting ensures the apartment is bright and quiet, away from street-level noise.

Excellent Transport Links: Situated in a prime location within Ilford, the property benefits from being just a short distance from Ilford Station. Here, residents can enjoy fast and direct access into Central London, making it an ideal base for commuters. Additionally, various bus routes run nearby, ensuring convenience for local travel

Close to Local Amenities: This apartment is ideally located for those seeking the perfect blend of urban convenience and community living. A range of shops, supermarkets, cafes, restaurants, and leisure facilities are within easy reach. The development is also close to local parks, providing a great outdoor space for residents

Close to Secondary & Primary Schools, Healthcare facilities.

This fantastic flat offers great sizes, great value, and a fantastic location. With its proximity to essential amenities and transport links, it is an ideal home for professionals and families alike.

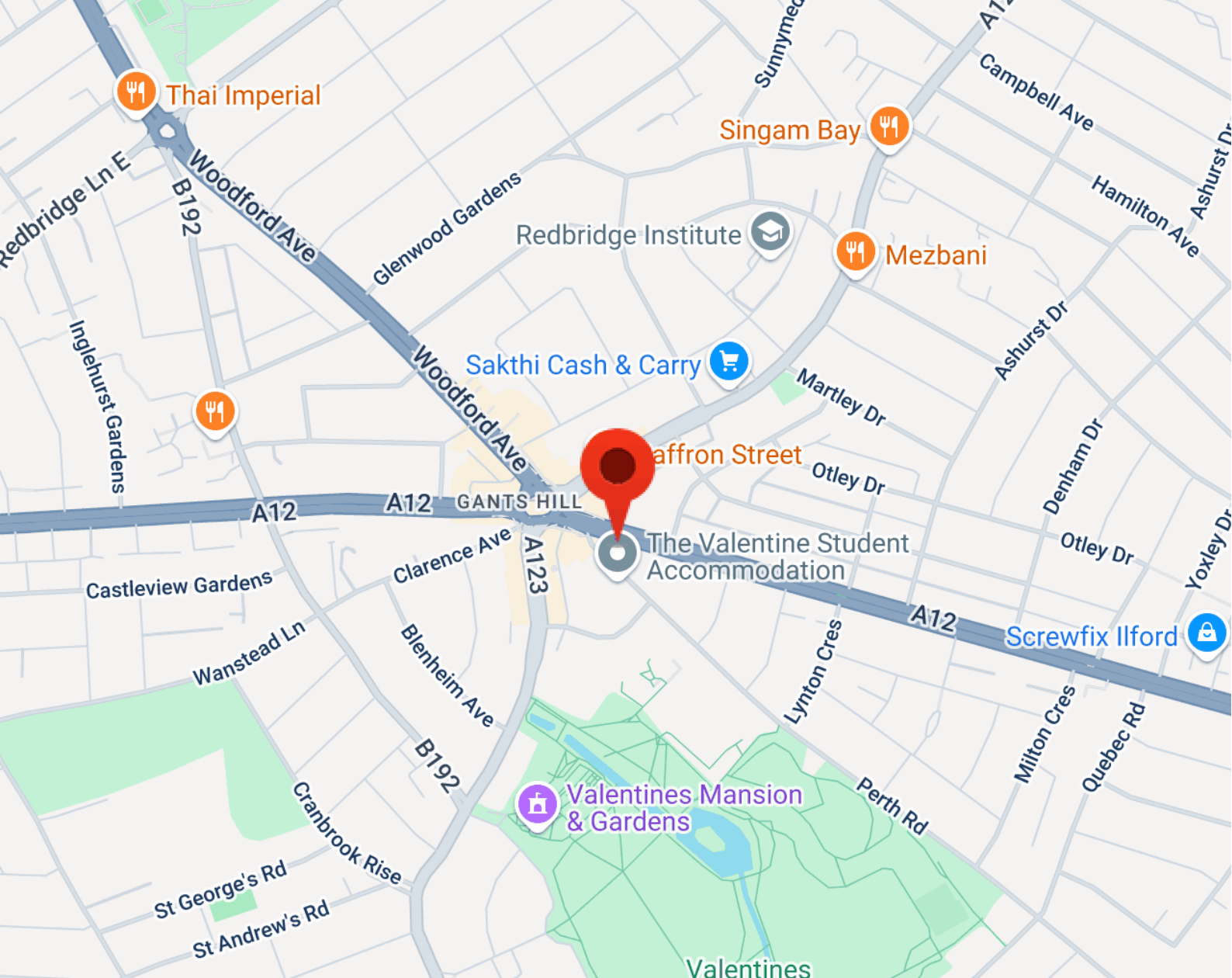
DISCLAIMER:

Cranbrook Lettings is the sellers agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Address: 332-336 Perth Road, IG2