



## 276 Perth Road Ilford, IG2 6DQ

Edward Chase estate agency is delighted to present to the residential lettings market this second floor (loft) 1 bedroom flat located walking distance to Gants Hill Station. This property is in superb condition and would be an ideal selection for singles or couples searching for location, size and convenience. This property has several key features such as: - Gas central heating combination boiler - Large bedroom - Fully furnished - Open plan kitchen living area - Semi tiled shower room - Private entrance - No driveway parking - Walking distance to Gants Hill Station - Low energy usage - Links into Central London - White goods included in kitchen - Storage

How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing

- Amazing 1 Bedroom Flat Available in Gants Hill, Walking Distance To Gants Hill Station (Central Line)
- Open Plan Kitchen Reception Room, French Balcony Doors With Scenic Views
- EPC Rating C, Council Tax Band A, London Borough of Redbridge
- Flat Is Fully Furnished & Situated On The Second Floor
- White Goods Included
- Gas Central Heating, Combination Boiler, Double Glazed Windows

**Monthly Rental Of £1,399**

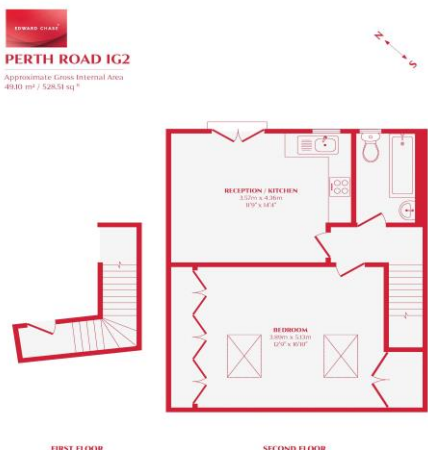
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Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate agents in Canary Wharf are the



This plan is not to scale and must be used as a guide only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability whether in contract, tort or otherwise in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.