



## Senthil House 34 High Street Ilford, IG6 2FR

Edward Chase are pleased to present this large studio flat located on Barkingside High Street, IG6. The apartment is on the top floor with lift access and consists of a spacious living/bedroom space with open plan kitchen. The apartment is perfect for all working professionals and couples looking for a spacious studio with great transport links and all amenities close by. This apartment building has several key features such as: - No gas all electric - Energy sufficient new build - High speed fibre internet integration - Large bedrooms with tiled bathroom - Elevator system - Private rear parking at £50 per bay - Furnished or unfurnished - Excellent location walking distance to Barkingside Station (Central Line) - Local amenities all walking distance Lettings 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

- Brand New Build Barkingside High Street
- Double Glazed Windows Throughout with No Internal Gas
- Apartments Can be Rented Furnished or Unfurnished
- Luxury Studio apartment
- Superb Location Barkingside Station (Central Line) 5 Minutes Walk
- No Gas Electric Only Build Great EPC Rating at B

**Monthly Rental Of £1,099**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	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.