



## High Street Hornchurch, RM12 6QP

Edward Chase is delighted to present to the residential lettings market this duplex 2 bedroom flat located in Hornchurch, RM12. This property is on the doorstep of the High Road with a selection of amenities, schooling and transport options. We feel this property would be ideal for sharers or growing families. This property has several key features such as: - 2 bedroom duplex flat - Both bedrooms are double - Situation on High Street doorstep - Gas central heating - Double glazed windows - Large reception room - No allocated parking - White goods included - Unfurnished - Semi tiled bathroom - Storage - Located on first and second floor - Entrance located behind commercial unit 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

- 2 Bedroom Duplex Flat, Two Double Bedrooms
- Gas Central Heating, Combi Boiler, Double Glazed Windows
- Private Kitchen including White Goods
- Rented Unfurnished, Superb Location on Hornchurch High Street
- Located Behind Commercial Unit on First & Second Floor
- Large Reception Room, Ample Storage
- Semi Tiled Bathroom on First Floor
- EPC Rating D, Council Tax Band D, London Borough of Havering

**Monthly Rental Of £1,549**

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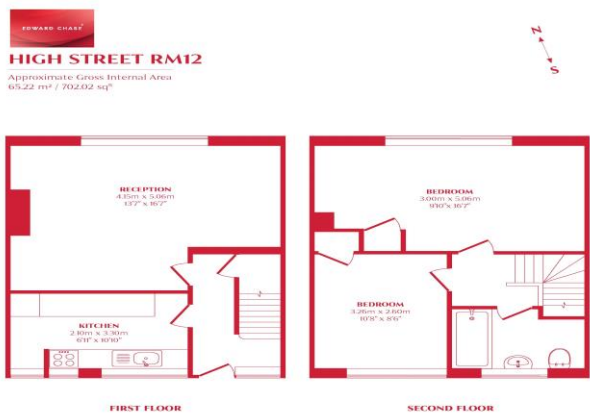
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opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you 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



This plan is not to scale and must be used as layout guidance 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 for errors in contract, form 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		76 C
55-68	D	60 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.