



WHERE STANDARDS MATTER

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### St James Gardens, Chadwell Heath, RM6

\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* \*\* Modern development \*\* \*\* Fitted kitchen \*\* \*\* Close to Little Heath school \*\* \*\* En-suite to master bedroom \*\* \*\* Good access to A12 \*\* \*\* PARKING \*\* \*\* Unfurnished with white goods \*\* \*\* Available 12th September \*\* \*\* EPC Rating: C \*\*  
\*\*Council Tax C\*\*

**Rent: £1,695 - Monthly**



## St. James Gardens, Chadwell Heath RM6

3.71m (12'2) x 4.65m (15'3)  
Lounge



**Kitchen**  
3.86m (12'8) x 2.03m (6'8)



3.58m (11'9) x 4.34m (14'3)  
Bedroom One



1.7m (5'7) x 1.96m (6'5)  
En Suite



3.45m (11'4) x 1.96m (6'5)  
Bedroom Two

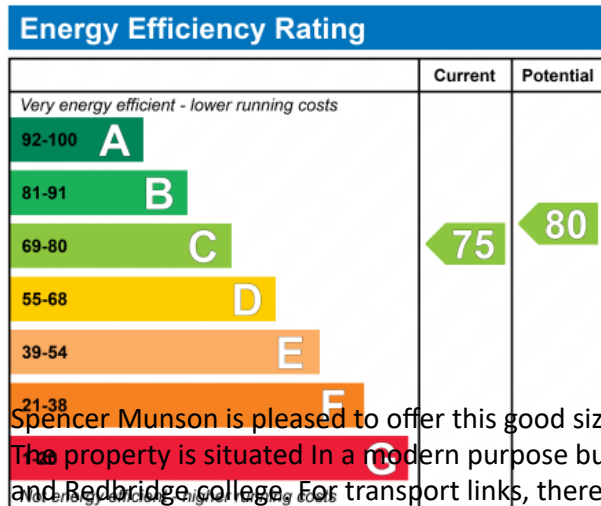


**Bathroom**

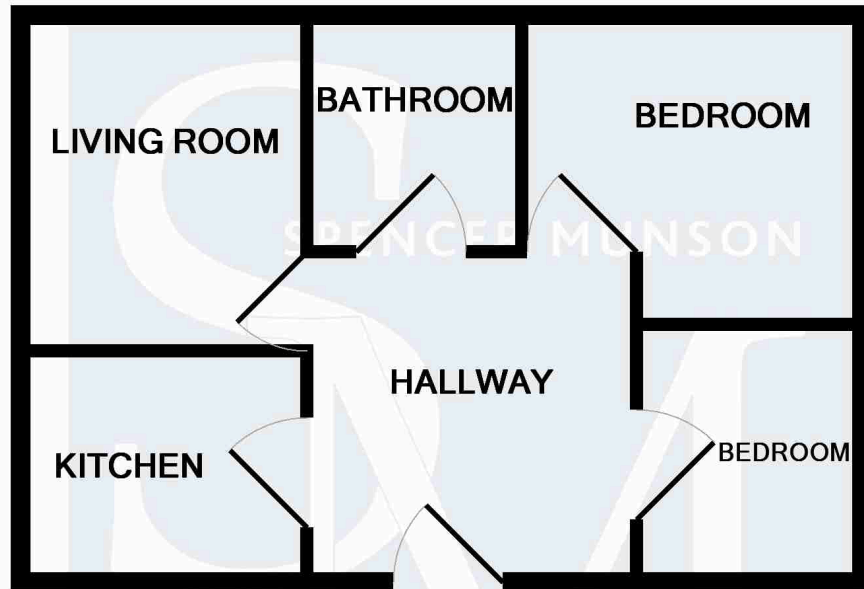
1.85m (6'1) x 1.93m (6'4)



**Communal Garden**



Spencer Munson is pleased to offer this good sized two bedroom first floor flat with en suite to master bedroom. The property is situated in a modern purpose built development within walking distance of Little Heath school and Redbridge college. For transport links, there is easy access onto the A12 and walking distance of Goodmayes/Chadwell Heath Overground Stations (30 minutes walk according to Google) and Newbury Park Central Line Station (29 minutes walk according to Google) with direct access to Stratford (Olympic Park, Westfield shopping & DLR) and onto The City and West End of London with 24 Hour service at weekends. The flat benefits from a fitted kitchen with appliances, large lounge, two good sized bedrooms with built in wardrobes and double glazing. The property also has an Ensuite to the master bedroom and parking. This lovely flat is available on the 12th September and on an unfurnished basis. EPC Rating: C.

**St. James Gardens, Chadwell Heath RM6**

TOTAL APPROX. FLOOR AREA 295 SQ.FT. (27.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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