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St James Gardens, Chadwell Heath, RM6

**** TWO BEDROOM FIRST FLOOR FLAT ** ** MODERN DEVELOPEMENT ** ** FITTED KITCHEN** **
CLOSE TO LITTLE HEATH SCHOOL ** ** EN-SUITE TO MASTER BEDROOM** ** EASY ACCESS TO
TRANSPORT LINKS ** ** PARKING ** ** OFFERED UNFURNISHED ** ** AVAILABLE 21ST
NOVEMBER 2025 ** ** EPC Rating: C ** ** Council Tax C****

Rent: £1,600 - 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



Energy Efficiency Rating

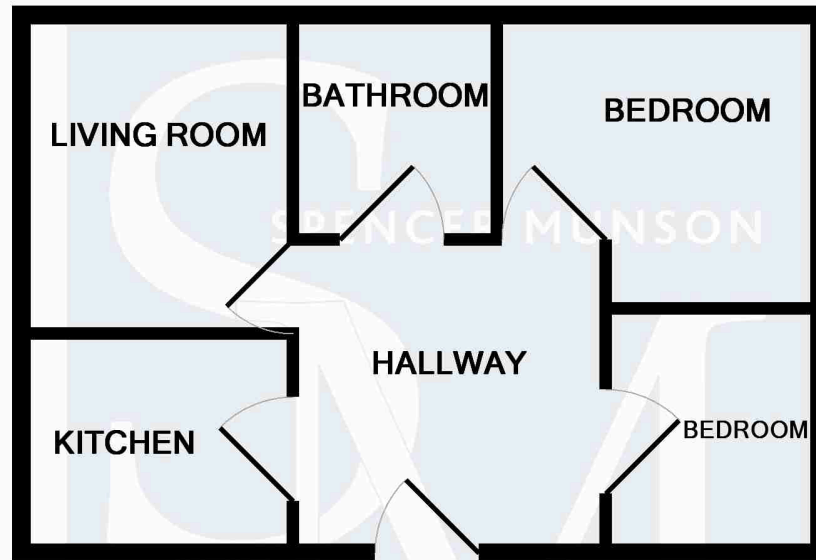
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

England & Wales

2007/81/EC

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 and Newbury Park Central Line Station 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. Available on the 21st November 2025 and on an unfurnished basis. EPC Rating: C Council Tax band C

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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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