



332-336 FLAT 7, PERTH ROAD

ILFORD, IG2 6FF

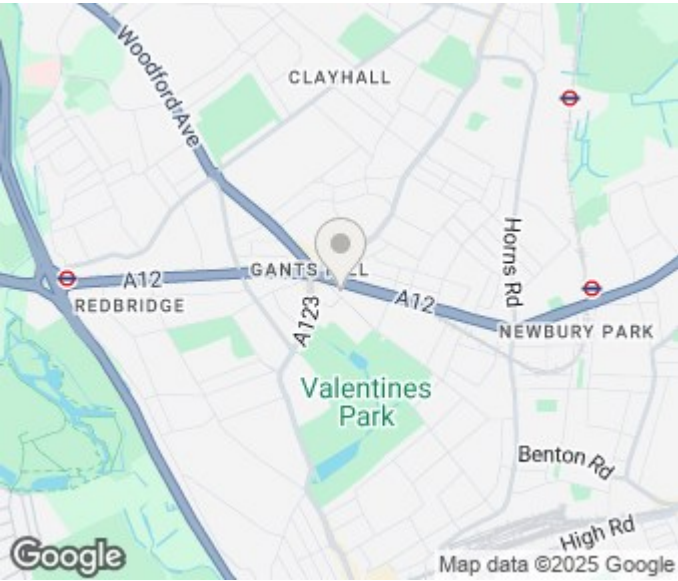
£260,000
LEASEHOLD

This unique apartment in Gabrielle House, Gants Hill, offers a fantastic opportunity for first-time buyers or investors seeking long-term return yields. Situated on the first floor, it enjoys panoramic views of Gants Hill, providing a bright and airy atmosphere throughout.

The apartment has been meticulously maintained, with attention to detail in every aspect. Upon entry, the spacious hallway provides ample storage and access to the heating system. The open-plan reception area leads to a generously sized bricked balcony, larger than many second-floor or higher balconies, and offering added safety for children due to its height.

The kitchen has been upgraded from the original development, featuring integrated white goods, including a dishwasher, and additional cupboard space. The master bedroom is large, with fitted wardrobes, and the bathroom boasts a semi-tiled three-piece suite.

tm
thomas marsh



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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