



FLAT 36 BRAMLEY CRESCENT

ILFORD, IG2 6JS

£195,000
LEASEHOLD

Ideally situated within walking distance of Gants Hill Underground Station and a vibrant shopping parade. This second-floor one-bedroom studio apartment is currently rented at £1,100 per month, making it a fantastic investment buy!

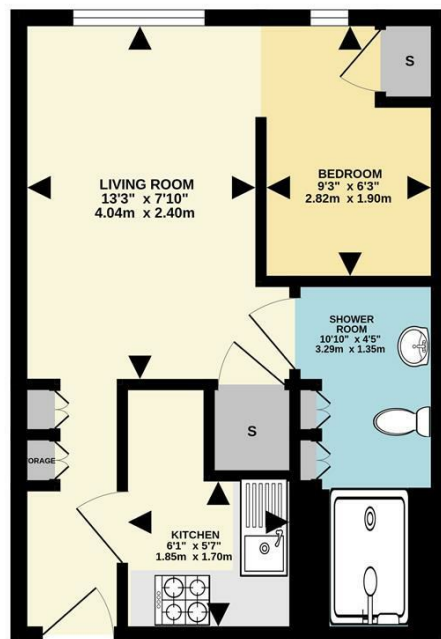
Accommodation Details:

* Entrance Hallway: Welcoming entrance leading to the main living areas.

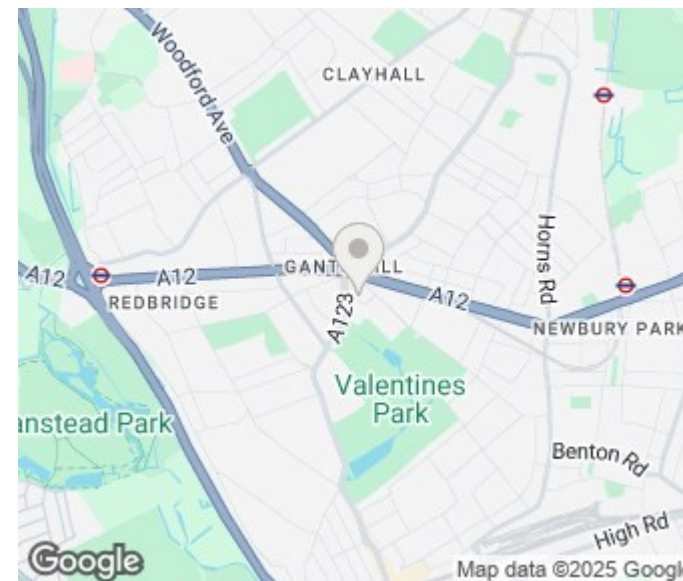
* Lounge: A bright and airy living space perfect for relaxation.

tm
thomas marsh

Third Floor
309 sq.ft. (28.7 sq.m.) approx.



epcsinsex
TOTAL FLOOR AREA: 309 sq.ft. (28.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metrage (2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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